

# **AGENDA**

# Ordinary Council Meeting 4 April 2023

Time: 6.00pm

**Location:** E-Meeting and at the Administration

and Civic Centre,

244 Vincent Street, Leederville

David MacLennan
Chief Executive Officer

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Public Questions will be strictly limited to three (3) minutes per person.

The following conditions apply to public questions and statements:

- 1. Members of the public present at Council Briefings will have an opportunity to ask questions or make statements during public question time. Questions and statements at Council Briefings must relate to a report contained in the agenda.
- 2. Members of the public present at Council Meetings, Special Council Meeting or Committee Meeting have an opportunity to ask questions or make statements during public question time in accordance with section 2.19(4) of the City's <u>Meeting Procedures Local Law</u>.
- 3. Questions asked at an Ordinary Council Meeting must relate to a matter that affects the City of Vincent.
- 4. Questions asked at a Special Council Meeting or Committee Meeting must relate to the purpose for which the meeting has been called.
- 5. Written statements will be circulated to Elected Members and will not be read out unless specifically requested by the Presiding Member prior to the commencement of the meeting.
- 6. Where in-person meetings are not permitted due to a direction issued under the *Public Health Act* 2016 or the *Emergency Management Act* 2005 questions and/or statements may be submitted in writing and emailed to <a href="mailto:governance@vincent.wa.gov.au">governance@vincent.wa.gov.au</a> by 3pm on the day of the Council proceeding. Please include your full name and suburb in your email.
- 7. 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).
- 8. Questions/statements 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 an Elected Member or City Employee.
- 9. 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.
- 10. 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 Act* 1992 (FOI Act). The CEO will advise the member of the public that the information may be sought in accordance with the FOI Act.

For further information, please view the Council Proceedings Guidelines.

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- All recordings are retained as part of the City's records in accordance with the State Records Act 2000.
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- 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 Governance Team on 08 9273 6500.

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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 and present".

# 2 APOLOGIES / MEMBERS ON LEAVE OF ABSENCE

Mayor Emma Cole on approved leave of absence from 28 March 2023 to 24 April 2023.

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

# (B) RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

# **Lesley Florey of Mt Hawthorn**

 Stated that she has lived in Mt Hawthorn for a long time, and has witnessed the flooding of her front and back yards

Noted

Mentioned that she believes the flooding is related to the stormwater pipes and lack of maintenance

Noted. Flooding can be caused by a number of contributing factors which can include maintenance and infrastructure failure, as well as performance capacity being exceeded due to extraordinary storm events.

 Stated that there is a stormwater pipe which crosses at an angle in her property, the City has the benefit and she has the burden of these pipes

Noted. The drainage system within the City of Vincent benefits the wider community of the City of Vincent and surrounding districts

 Why is the City spending \$425,000 on an international consultant (GHD) to map drainage in the City?

The City of Vincent is not spending \$425K on an international consultant (GHD) to map drainage in the City. The procurement process to appoint a contractor is currently underway.

Why does the City not have drainage records?

The City has some drainage records however there are current gaps within this information which is planned to be updated. Some of this can be attributed to 'loss' of records through the creation of the Vincent municipality from the 'break up' of the City of Perth in 1995

Why do City engineers not do the work?

City engineers manage and coordinate drainage works which is outsourced in full to contractors. The City of Vincent is currently looking into a broader overall drainage strategy which has some of the outsourced works potentially being delivered in-house.

 How can GHD see the condition of the pipes, when the pipes are covered in over 80 years of silt, dirt and debris?

GHD has not reviewed any condition surveys of the pipes. Condition reporting will be undertaken on the drainage system which will include internal camera inspections.

When will the final GHD Drainage report be available?

It is not anticipated that a 'final' document will be produced. The City's approach is -

- Data Capture 2022/2023 & 2023/2024
- Hydraulic Modelling 2023/2024

- 10 year plan to address Drainage Infrastructure Capital Works 2024/2025
- Will the ratepayers have access to the final GHD Drainage Report, or will it be confidential?

The GHD report was added to the December Council Item as a confidential item in December 2022 OCM).. It is not anticipated to be made public.

# **Dudley Maier of Highgate**

In November 2012 the City installed artworks created by Martin Keil and Henrik Mayer working under the name Reingunschellschaft. This was done as part of the Vincent Artist in Residence Programme. The final artwork consisted of street signs which were developed after engaging with the Vincent community. Copyright of the artwork was held jointly by the artists and the City. In recent years these signs have been removed.

- When were the signs removed and who authorised the removal?
- Were the artists consulted about the removal prior to the works being removed?
- Were the Arts Advisory Group consulted about the decision prior to the work being removed as required by the City's policy, and if so, when?
- Has the City offered the work back to the artists as required by the City's policy? If so, when?

Artists Martin Keil and Henrik Mayer, collectively known as REINIGUNGSGESELLSCHAFT (RG), were successful in City of Vincent's Artist in Residence Programme. The residency commenced in October 2012 and one of the outcomes was a series of street signs with new street names, which were installed in November 2012.

The Artist in Residence Agreement for this particular residency, executed in June 2012, states that the City of Vincent is the owner of the artwork, and that the copyright of the artwork is held jointly between the Artists and the City. The Agreement does not address the process of removal of the artworks.

Administration has looked into the City's records and have used online maps to determine that the signs were removed within 2018. There is not a record of who authorised the removal of the artworks, or if the artists or the arts advisory group were consulted at this time.

1. Reference has been made to the fact that there is a 'cap' on how much the City may borrow. Where exactly is this 'cap' defined (e.g. Act or Regulation)?

What are the parameters that are used to determine what the cap is?

What was the cap as at 1 March 2023?

The Department of Local Government, Sport and Cultural Industries provides an additional debt calculator for Local Governments to use when assessing future borrowing capacity with the Western Australian Treasury Corporation. The calculator provides a 10 year view of borrowing limits for Local Governments based on their Long Term Financial Plan and current debt levels. The Debt Service Coverage and Net Debt ratio are two key elements in the calculator used to determine a Local Government's future borrowing capacity.

The City currently has no additional borrowing capacity for 2022/23 which improves in later years as existing debt reduces and City's financial position improves in line with the adopted Long Term Financial Plan.

In response to a question I asked on 21 June 2022, the Administration stated that the City borrowed \$843,000 to fund the Highgate East Underground Power project.
 Can you confirm that the City actually borrowed \$3,758,380; that this was for a period of 4 years commencing on 15 February 2007; was at an interest rate of 6.51%; and that this was paid for by property owners in the Highgate East area?

Why did the Administration provide the wrong figure when I asked last June?

The amount previously provided was not correct and related to the additional debt required as included as an amendment to the Annual Budget 2006/07.

The City borrowed \$3,758,380 for 4 years at 6.51% as confirmed in the 2006/07 annual financial statements which was paid by the property owners included in the Highgate East Underground Power Project.

- 3. On 23 August 2022 the Council approved a 6-month trial of a 'diagonal diversion' at the corners of Leake and Alma. The report to Council listed 3 methods of providing the temporary diversion. The third option was to use temporary water filled barriers at a cost of \$30,000 to \$40,000.
  - Who decided to implement the full concrete diversion was it the Acting Executive Director or the Manager Engineering?

Councils decision was;

"PROCEEDS with a 6 month trial of the 'diagonal diversion' (closure) of Leake Street and Alma Road, North Perth with a report back to Council at the conclusion of the trial assessing the traffic management impacts and feedback from further community consultation."

The decision to implement the full concrete diversion was made by Administration in consultation with Main Roads WA and based on traffic safety considerations.

 How much did this solution cost and what will be the cost of removing it if the trial is not made permanent?

The detail 1 solution was estimated at a cost of \$35-\$60K, the final cost has not yet been determined.

A high level estimate for removal could be between \$10 - \$20K.

 Why did the Administration implement the most costly alternative rather than use water filled barriers which was the normal, cost effective way of implementing trials in the past?

The Australian Standard AS/NZS 3845.1:2015, defines a temporary road safety barrier system to be "a road safety barrier system used at roadworks, emergencies or other situations for limited durations". It also notes that "its purpose is to redirect an impacting vehicle so as to minimise damage to the vehicle and injury to the occupants, while providing protection for workers or other road users. Administration did not use the water filler barriers as the function of these devices are not designed to be used over a long period. It was also noted that the full concrete diversion (detail 1) once approved by MRWA could be used as a permanent solution were as the water filled barriers could not.

How is the estimate of \$30,000 to \$40,000 for the temporary water filled barriers broken down?

The cost estimate was a high-level cost estimate based on having water filled barriers for the required period of the trial. There was no detailed breakdown of costs.

- 4. The Mid Year Budget Review shows a transfer of \$1,250,000 to the Tamala Park Reserve. There was a comment at the Briefing that the amount had originally been in the budget but had been removed at the First Quarter Budget Review. As it was not done at the First Quarter Budget Review it was probably done as part of a confidential item at the December meeting.
  - Was the removal of the funds explicitly approved by Council at that meeting?

The Budget shows Income from Tamala Park as being \$1,848,288 yet only \$1,250,000 is intended to be transferred to the Tamala Park Reserve. Where has the rest gone?

The transfer of \$1,250,000 was approved by Council as a confidential item at the November 2022 meeting.

The amount of \$1,848,288 relates to the equity accounted share of profit and not the distribution budgeted to be received by the City. The City included total distributions of \$1,666,666 in the Annual Budget 2022/23 adopted by Council, with \$1,250,000 budgeted to be transferred to reserves and the remaining amount used to fund the budget.

# 4 APPLICATIONS FOR LEAVE OF ABSENCE

# 5 THE RECEIVING OF PETITIONS, DEPUTATIONS AND PRESENTATIONS

A petition with 96 signatures was received from Leon Firios of North Perth, requesting that Council end the trial of the diagonal diversion on Leake Street and Alma Road, and reinstate the road to its previous condition, having regard for the disproportionate negative consequences of the diversion on local residents and the 466 signatures in opposition to the diversion in the online petition, the results of which are incorporated by reference into this petition.

Clause 2.24 'Petitions' of the City of Vincent Meeting Procedures Local Law 2008 provides the following -

- (2) Every petition complying ... shall be presented to the Council by the CEO.
- (3) The presentation of a petition shall be confined to the reading of the petition.
- (4) The only motions that are in order are:
  - (a) that the petition be received; or
  - (b) that the petition be received and a report be prepared; or
  - (c) that the petition be received and be referred to a committee for consideration and report; or
  - (d) that the petition be received and be dealt with by the Council.

# 6 CONFIRMATION OF MINUTES

Ordinary Meeting - 14 March 2023

# 7 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

# 8 DECLARATIONS OF INTEREST

- 8.1 Cr Ross loppolo declared a potential proximity interest in Item 7.1 Financial Statements as at 28 February 2023 and Item 7.2 Authorisation of Expenditure for the Period 1 February 2023 to 28 February 2023. The extent of his interest is related to any expenditure on City of Vincent Administration Building and Leederville Early Childhood Centre at 244 Vincent Street, Leederville, as my residential property is in direct proximity to those locations.
- 8.2 Cr Susan Gontaszewski declared a proximity interest in Item 5.2 Review of Design Guidelines. The extent of her interest is that she resides within the area impacted by the Highgate Design Guidelines which are proposed for recision.

# 9 STRATEGY & DEVELOPMENT

9.1 NO. 81 (LOT: 117; D/P: 2099) EAST STREET, MOUNT HAWTHORN - PROPOSED ALTERATIONS AND ADDITIONS TO SINGLE HOUSE

Ward: North

Attachments: 1. Consultation and Location Map 🗓 🖺

2. Development Plans 🗓 🕍

3. Summary of Submissions - Applicant's Response 1

4. Summary of Submissions - Administration's Response  $\downarrow$ 

5. Determination Advice Notes J

### **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 and Alterations and Additions to Single House at No. 81 (Lot: 117; D/P: 2099) East Street, Mount Hawthorn, in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 5:

# 1. Development Plans

This approval is for Alterations and Additions to a Single House as shown on the approved plans dated 16 March 2023. No other development forms part of this approval;

### 2. 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, to the satisfaction of the City;

# 3. Colour and Materials

The colours, materials and finishes of the development shall be in accordance with the details and annotations as indicated on the approved plans which forms part of this approval, to the satisfaction of the City;

# 4. Boundary Walls

The surface finish of boundary walls facing adjoining property shall be of a good and clean condition, prior to the occupation or use of the development, and thereafter maintained, to the satisfaction of the City. The finish of boundary walls is to be face brick consistent with the approved plans dated 16 March 2023, or material as otherwise approved, to the satisfaction of the City;

# 5. 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

# 6. Landscaping

Prior to occupation of the development, all landscaping works shall be undertaken in accordance with the approved plans dated 16 March 2023, to the satisfaction of the City.

### PURPOSE OF REPORT:

To consider an application for development approval for alterations and additions to a single house at No. 81 East Street, Mount Hawthorn (the subject site).

### PROPOSAL:

The application proposes the partial demolition of the existing dwelling on the subject site and construction of a two-storey rear extension to the existing single house.

The proposed demolition works relate to the existing sleepout, laundry and patio to the rear of the dwelling. The proposed extension would include a kitchen, living areas and outdoor alfresco on the ground floor as well as a master bedroom, walk in robe, ensuite and home office on the upper floor.

The application proposes additional landscaping to the northern and southern boundaries as well as within the street setback area.

Apart from additional tree planting, the application does not propose any modifications to the front portion of the existing dwelling, to the street setback area or to the existing vehicle access and parking arrangements.

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

### **BACKGROUND:**

| Landowner:           | Hannah Ruprecht & Jackson Wheeler   |
|----------------------|-------------------------------------|
| Applicant:           | Addstyle Construction               |
| Client:              | Hannah Ruprecht & Jackson Wheeler   |
| Date of Application: | 28 October 2022                     |
| Zoning:              | MRS: Urban                          |
|                      | LPS2: Zone: Residential R Code: R30 |
| Built Form Area:     | Residential                         |
| Existing Land Use:   | Dwelling (Single House)             |
| Proposed Use Class:  | Dwelling (Single House)             |
| Lot Area:            | 377m²                               |
| Right of Way (ROW):  | No                                  |
| Heritage List:       | No                                  |

# Site Context and Zoning

The subject site is bound by East Street to the east and single houses to the north, west, and south. A location plan is provided as **Attachment 1**.

The subject site and all surrounding and adjoining properties are zoned Residential R30 under the City's Local Planning Scheme No. 2 (LPS2) and are located within the Residential Built Form Area with a building height standard of two storeys under the City's Policy No. 7.1.1 – Built Form (Built Form Policy).

East Street is characterised by traditional style predominately single storey single houses with some examples of two storey dwellings within the street. Two-storey elements within the immediate East Street streetscape are predominately setback behind the respective ground floor building lines while being visible from the street.

# **DETAILS:**

# **Summary Assessment**

The table below summarises the planning assessment of the proposal against the provisions of the LPS2, the City's Built Form Policy and the State Government's Residential Design Codes Volume 1 (R Codes). In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

| Planning Element           | Deemed-to-Comply/<br>As Existing | Requires the Discretion of Council |
|----------------------------|----------------------------------|------------------------------------|
| Street Setbacks            | ✓                                |                                    |
| Lot Boundary Setbacks      |                                  | ✓                                  |
| Boundary Wall              | ✓                                |                                    |
| Building Height/Storeys    | ✓                                |                                    |
| Open Space                 | ✓                                |                                    |
| Outdoor Living Areas       | ✓                                |                                    |
| Street Surveillance        | ✓                                |                                    |
| Vehicle Access & Parking   | ✓                                |                                    |
| Landscaping (R Codes)      | ✓                                |                                    |
| Visual Privacy             | ✓                                |                                    |
| Solar Access               | ✓                                |                                    |
| Site Works/Retaining Walls | ✓                                |                                    |
| External Fixtures          | ✓                                |                                    |

# **Detailed Assessment**

The Built Form Policy and R Codes provide two pathways for assessing and determining development applications. These are through design principles and local housing objectives, or through deemed-to-comply standards.

Design principles and local housing objectives are qualitative measures which describe the outcome that is sought rather than the way that it can be achieved.

The deemed-to-comply standards are one way of satisfactorily meeting the design principles or local housing objectives and are often quantitative measures.

If a planning element of an application meets the applicable deemed-to-comply standard/s then it is satisfactory and not subject to Council's discretion for the purposes of assessment against the Built Form Policy and R Codes.

If a planning element of an application does not meet the applicable deemed-to-comply standard/s then Council's discretion is required to decide whether this element meets the design principles and local housing objectives.

| Lot Boundary Setbacks   |   |  |  |  |  |
|---|---|--|--|--|--|
| Deemed-to-Comply Standard   | Proposal  |  |  |  |  |
| R Codes Volume 1, Clause 5.1.3 – Lot Boundary Setbacks  |   |  |  |  |  |
| Southern Boundary Ground Floor - Existing Dwelling: 1.5 metres*   | Southern Boundary Ground Floor – Existing Dwelling: 0.8 metres* |  |  |  |  |
| Ground Floor – Family Room: 1.5 metres  | Ground Floor – Family Room: 1.4 metres                          |  |  |  |  |
| *Note: this existing wall is required to be assessed. This is because the addition of the proposed southern boundary wall would be adjacent to this existing wall and the cumulative wall length increases. |   |  |  |  |  |

Where the above planning elements of the proposal do not meet the specified deemed-to-comply standards, these have been assessed against the applicable design principles and local housing objectives in the Comments section below.

# **CONSULTATION/ADVERTISING:**

**Development Plans as Originally Submitted** 

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 31 days between 9 January 2023 and 9 February 2023.

During the first 14 days of the consultation period, Administration became aware by community members that letters had not been posted to adjacent and adjoining properties as required by the City's Community & Stakeholder Engagement Policy. This was due to an unintentional administrative error.

Once this error was recognised, Administration sent letters to all adjoining and adjacent landowners and occupiers and extended the consultation period for an additional 17 days to ensure the consultation occurred in accordance with the Community & Stakeholder Engagement Policy. All community members who had already provided submissions were notified via email of the extension to the consultation period and advised of the error that occurred.

The method of consultation included a notice on the City's website as well as a total of 17 letters being sent, as shown in **Attachment 1**. Six (6) letters were sent to adjoining and adjacent properties and 11 letters were sent to properties in the surrounding area.

A total of 12 submissions were received at the conclusion of the advertising period including 11 objections and one submission that neither supported nor objected to the proposal but raised concerns.

All submissions received raising issues with the consultation process also raised valid planning considerations regarding the proposed development.

The key concerns raised are summarised as follows:

- The building bulk of the development encroaches onto other properties and the two-storey box design is significantly imposing to single story homes adjacent.
- The reduced lot boundary setbacks and boundary walls result in overshadowing, and loss of natural northern light and ventilation to adjoining properties.
- The setbacks will set a negative precedence for future developments in the area in relation to design and building bulk.
- The shipping box design and black colour of the development is inconsistent with the character of the street and surrounding area, and will significantly impact the street and adjoining properties.
- The development encroaches on the neighbouring properties privacy as overlooking will occur from the upper floor windows to adjoining properties rear yards.
- There is insufficient landscaping and the landscaping provided does not provide a sense of open space between dwellings.
- The lack of open space provided reduces the ability for future landscaping and planting; and
- The black colour of the additions is not environmentally sustainable and would require more cooling and
  result in radiation of heat due to colour and scale of the additions.

A summary of the submissions received along with the applicant's response to each comment is provided in **Attachment 3**. Administration's response to the submissions received are provided as **Attachment 4**.

# **Amended Plans**

The applicant prepared amended plans to respond to community consultation submissions as well as comments provided from the Design Review Panel (DRP) and the City. Amended plans were submitted on 3 March 2023. Details of the modifications in the amended plans are included in the Design Review Panel section below.

The amended plans were advertised for community consultation for a period of seven days from 8 March 2023 to 14 March 2023. Previous submitters were notified, and a notice placed on the City's website. This is consistent with the City's Community & Stakeholder Engagement Policy.

Following the conclusion of the second round of community consultation, the City received one (1) submission from previous submitters reiterating their objection to the proposal.

Further amended plans were submitted on 16 March 2023. These plans included refinements to colours and materials to improve environmental sustainability performance. These refinements are also described below in the Design Review Panel section.

The amended plans dated 16 March 2023 were not readvertised. This is consistent with the City's Community and Stakeholder Engagement Policy because the plans did not alter elements that would affect the amenity of adjoining properties.

Additionally, advertising the plans would compromise Administration's ability to present the application to Council in accordance with its statutory obligations under the Planning Regulations. Previous submitters have been notified of the refinements to the plans.

# **Design Review Panel:**

Referred to DRP: Yes

The proposed development was referred to the City's DRP Chairperson for comment on three occasions.

Development Plans as Originally Submitted

The DRP Chairperson noted the following positive aspects of the proposal:

- The front streetscape interface remains largely the same as existing.
- The new addition and upper-level massing are located at the rear of the site behind the retained original house and set back a significant distance from the streetscape.
- The proposal utilises a common approach demolishing later additions or rear outhouse toilet areas to character houses and inserting a contemporary addition at the rear.
- A contemporary rear addition to a character house is a commonly recognised approach, visually
  representing the time periods in which both elements were constructed rather than trying to replicate the
  style of the character house that can often result in faux or 'mock' outcomes.
- The main living areas, alfresco space and upper-level rooms are all orientated towards northern light access.
- The applicant has thought through the visual privacy aspect which is fully compliant.
- The external Maxline and James Hardie Axon cladding products used on the rear addition are both high quality materials with a sense of depth and texture to them.

The DRP Chairperson noted the following areas for further improvement:

- External colours and materials should be nominated on the plans. An opportunity exists to differentiate the massing of the development, generate a level of visual interest, and visually break down the bulk and scale of the development through use of a diversity of colours and/or materials.
- The south elevation of the rear addition appears quite boxy in form, with a lack of diversity of colour and materiality predominantly employing a painted render finish. Given the high-quality materiality on all other elevations the applicant is encouraged to increase the use of the Maxline or James Hardie Axon cladding products on this façade to break down the scale of the development to the south.
- The southern side setback at ground floor level does not meet deemed to comply standards. The applicant should consider introducing a recess in the ground level facade where the laundry/butler's kitchen is located to articulate this façade.

Amended Plans (dated 28 February 2023)

In response to community consultation and the DRP Chairperson comments, the applicant made the following changes to the proposal:

- The setback of ground floor and upper floor from the southern boundary increased from 1.2 metres to 1.3 metres.
- A portion of Maxline cladding was added the upper floor southern elevation to reduce visual bulk and increase articulation.
- The setback from the northern boundary of the upper floor Main Bed/Home Office wall decreased from 4.7 metres to 4.6 metres.
- The indicative location of deciduous trees was provided along the northern boundary to assist enhancing visual privacy between properties, along the southern boundary to assist in softening the visual bulk of the south-facing wall, and in the front setback area to East Street to improve streetscape canopy.
- Colours for the Maxline cladding and textured acrylic render were nominated. The colour of the Axon cladding was not confirmed but was noted to be a contrasting colour.

The amended proposal was referred to the DRP Chairperson on 28 February 2023. The DRP Chairperson was supportive of the proposal but noted the following:

- The addition of the Maxline cladding on the side elevation is positive but additional areas of cladding are required. The additional setback of the ground floor and upper floor did not sufficiently break up the bulk of the southern elevation.
- The indicative tree locations and the nominated colours for the cladding and render, which includes the 'Monument Matte Finish' for the Maxline cladding are supported.
- Tree species details and full details for finishes and materials are required to be provided.
- The suggestion of adding a recess in the southern elevation near the butler's kitchen has not been addressed.

Amended Plans (dated 3 March 2023)

In response to the 28 February 2023 DRP Chairperson comments, the applicant made the following changes to the proposal:

- The setback from the southern boundary of the ground floor family wall was further increased from 1.3 metres to 1.4 metres.
- Additional Maxline cladding added to a portion of the upper floor ensuite wall and an additional minor opening was added to the WIR wall.
- The material finish of the boundary wall to the southern boundary was amended from 'Textured Acrylic Render' to 'Face Brickwork'.
- Indicative trees species details for the proposed landscaping were provided with deciduous 'Magnolia Little Gem' trees along the northern boundary to allow northern winter light into the dwelling, fast growing 'Clumping Bamboo' planting along the southern boundary to provide visual screening in the shorter term, and a 'Jacaranda' tree in the front setback to East Street, consistent with existing street trees on East Street.

The revised development plans (dated 3 March 2023) were referred to the DRP Chairperson on 7 March 2023. The Chairperson provided the following comments in respect to the final set of amended plans:

- The changes made are supported including the additional materiality and the colours information, as well as the proposal in general.
- The additional renders provided from the southern neighbour's side illustrate the recess that has been requested in previous comments. The recess would not meaningfully reduce the impact of the southern elevation on the adjoining property and is not required to be provided.

Final Set of Amended Plans (dated 16 March 2023)

Following receipt of the 3 March 2023 plans, Administration sought additional comments from the DRP Chairperson in relation to the sustainability aspects of the development through a referral on 16 March 2023. The DRP Chairperson provided the following comments on the proposal:

- The addition to the house is positively oriented east-west resulting in a large north facing aspect and northern light access.
- The ground floor north and west facing doors and windows have high levels of passive shading over them.
- The addition to the house will receive good cross ventilation through large windows with a high proportion of openable windows.
- The north facing upper level windows have shading. This shading could be extended a little. The stairwell corner window and main bed window in the western elevation are not provided with passive shading devices.
- The project does not nominate any specific renewable energy systems such as solar panels on the roof.
- The 'Night Sky' colour wall cladding and roof sheeting is not preferred from a heat absorbance perspective, although is appropriate from an architectural perspective in providing a suitable contrasting colour.

The applicant made the following changes to the proposal:

• The stairwell corner window was provided with a fixed shading device.

• Indicative location of solar panels shown on the development plans.

The applicant also confirmed the following:

- The colour of the roof sheeting is to be 'Shale Grey' which meets the heat absorbance requirements of the Built Form Policy, and the perspectives have been updated to reflect this.
- The main bed window in the western elevation will not be provided with a permanent shading device and will instead feature Low-E glass to ensure suitable sustainability performance.

The DRP Chairperson is supportive of these changes made.

A summary of the DRP progress is shown in the table below:

| Design Review Progress Report   |                           |          |  |  |  |
|---|---------------------------|----------|--|--|--|
| Supported   | Supported                 |          |  |  |  |
| Pending further attention   | Pending further attention |          |  |  |  |
| Not supported   | Not supported             |          |  |  |  |
| No comment provided   | / Insufficient info       | ormation |  |  |  |
| DRP Chair DRP Chair DRP Chair DRP Chair Referral 1 - Referral 2 - Referral 3 - Referral 4 - 17 February 28 February 7 March 2023 16 March 2023 2023 |                           |          |  |  |  |
| Principle 1 – Context & Character   |                           |          |  |  |  |
| Principle 2 – Landscape Quality   |                           |          |  |  |  |
| Principle 3 – Built Form and Scale  |                           |          |  |  |  |
| Principle 4 – Functionality & Built  Quality  |                           |          |  |  |  |
| Principle 5 – Sustainability  |                           |          |  |  |  |
| Principle 6 – <b>Amenity</b>  |                           |          |  |  |  |
| Principle 7 – <b>Legibility</b>   |                           |          |  |  |  |
| Principle 8 – Safety  |                           |          |  |  |  |
| Principle 9 – Community   |                           |          |  |  |  |
| Principle 10 – <b>Aesthetics</b>  |                           |          |  |  |  |

# LEGAL/POLICY:

- Planning and Development Act 2005;
- Planning and Development (Local Planning Schemes) Regulations 2015;
- City of Vincent Local Planning Scheme No. 2;
- State Planning Policy 7.3 Residential Design Codes Volume 1;
- Community and Stakeholder Engagement Policy; and
- Policy No. 7.1.1 Built Form Policy.

# Planning and Development Act 2005

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

# Planning and Development (Local Planning Schemes) Regulations 2015

In accordance with <u>Clause 67(2)</u> of the Deemed Provisions in the Planning Regulations and in determining a development application, Council is to have due regard to a range of matters to the extent that these are relevant to the development application.

# State Planning Policy 7.3 – Residential Design Codes Volume 1

On 23 February 2023, the State Government publicly released amendments to Volume 1 of the R Codes. The amendments split the R Codes into Part B – Low Density and Part C – Medium Density.

Part C – Medium Density will apply to grouped dwellings in areas coded R30 and above, such as the subject site.

A transitional period applies and the 2023 R Codes will be gazetted and come into operation on 1 September 2023.

During this transitional period, assessment is to be undertaken against the existing R Codes. Where deemed-to-comply provisions are not met, the assessment is required to be undertaken primarily against the design principles of the existing R Codes, with due regard given to relevant design principles of Part C – Medium Density also.

The design principles in Part C – Medium Density are generally consistent with the existing R Codes design principles.

# **Delegation to Determine Applications:**

This application is being referred to Council for determination in accordance with the City's Register of Delegations, Authorisations and Appointments, as the application 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:**

The City has assessed the application against the environmentally sustainable design provisions of the Built Form Policy. These provisions are informed by the key sustainability outcomes of the City's Sustainable Environment Strategy 2019-2024, which requires new developments to demonstrate best practice in respect to reductions in energy, water and waste and improving urban greening.

The applicant has provided information about the environmental sustainability performance of the development which includes the following:

- The proposed addition is east-west oriented and achieves 57 percent open space minimising the extent of the building footprint.
- The proposed development utilises large areas of recessed/shaded glazing on the northern aspect with minimal openings to the west to reduce unwanted afternoon solar gain.
- Framed construction method with insulated R2.0 bats and lightweight, insulated cladding to be utilised for improved thermal performance.
- All proposed habitable rooms have access to two openable windows to allow for natural ventilation.
- Proposed roof sheeting is Colourbond in shale grey with a solar absorption rating 0.4, consistent with the standards of the Built Form Policy.

# **PUBLIC HEALTH IMPLICATIONS:**

This report has no implication on the priority health outcomes of the City's Public Health Plan 2020-2025.

### FINANCIAL/BUDGET IMPLICATIONS

There are no finance or budget implications from this report.

### **COMMENTS:**

# **Summary Assessment**

In assessing the application against the planning framework, it is recommended for approval. The following key comments are of relevance:

- The proposed development scale, height and form is consistent with that expected of a R30 coded site that has a two-storey height standard under the Built Form Policy and is supported by the City's DRP Chairperson.
- The proposed development meets visual privacy and overshadowing deemed-to-comply standards, and would not unduly impact on the amenity of the adjoining property located to the south.
- The proposed building setbacks from adjoining properties are appropriate and provide articulation, and a variation in colours and materials.
- The proposed development would provide a suitable landscaping outcome that would assist in reducing the impact of the development on the surrounding properties and the streetscape.

A more detailed assessment against the discretionary aspects of the application is set out below. These relate to consideration against the R Codes and Built Form Policy.

# Lot Boundary Setbacks

The existing dwelling has a wall that is setback 0.8 metres from the southern lot boundary and the proposed extension would result in a new kitchen wall built up to the southern lot boundary. The family room wall of the proposed addition would be setback 1.4 metres from the southern lot boundary.

Under the R Codes, the assessment of the setback of the existing wall would be required to consider the proposed kitchen wall and would have a setback requirement of 1.5 metres. This is to account for the combined length. The proposed family room wall would need to be setback 1.5 metres from the southern lot boundary.

The lot boundary setbacks would satisfy the <u>design principles</u> of the R Codes and <u>local housing objectives</u> of the Built Form Policy for the following reasons:

- Reducing Building Bulk: The visual bulk of the southern elevation is reduced through design elements that break up areas of solid blank wall, such as:
  - The use of a variety of colours and materials including the use of render, face brick and cladding;
  - Incorporating several openings;
  - Planting fast-growing bamboo on the southern lot boundary to assist with softening the development as viewed from the southern adjoining property;
  - Incorporating varying wall setbacks on the ground and upper floors for the existing house and proposed development; and
  - The alfresco is open sided.
- Existing Boundary Wall on Adjoining Property: There is an existing 2.3 metre high boundary wall on the adjoining southern property, with their outdoor living area adjacent to this. The proposed and existing walls are located adjacent to this boundary wall. This boundary wall of the adjoining property acts as a dividing fence and the portion of the proposed ground floor wall above this incorporates openings.
- <u>Visual Privacy</u>: The proposed lot boundary setbacks would not result in overlooking of the adjoining property because it relates to walls on the ground floor that would be screened by the dividing fence.
- <u>Ventilation</u>: The setbacks of the proposed dwelling would provide sufficient separation to allow space for air flow and cross-ventilation.
- <u>DRP Support</u>: The proposed design, materiality and its treatment has received support from the City's DRP Chairperson.
- Impact on Solar Access: The total amount of overshadowing would comply with the deemed-to-comply standard of the R Codes. Notwithstanding this, the proposed wall to the Family Room that does not meet the lot boundary setback deemed-to-comply standard would not reduce the amount of sunlight provided to the southern adjoining property. This is because the shadow that would be cast by this wall would fall on the existing 2.3 metre high boundary wall. This existing boundary wall itself would cast a greater shadow compared to that from the Family Room wall, as shown below in **Figure 1**. This figure shows the shadow cast on 21 June at winter solstice when shadowing is at its worst, as per the deemed-to-comply standard in the R Codes.

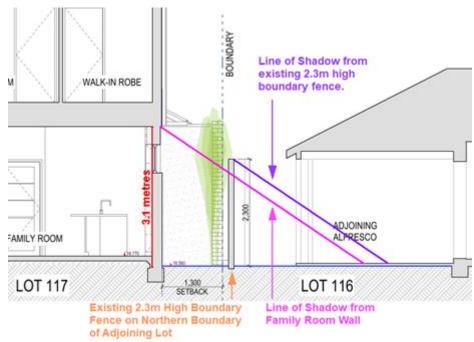


Figure 1 - Comparison of shadowing from Family Wall & existing dividing fence

# Landscaping

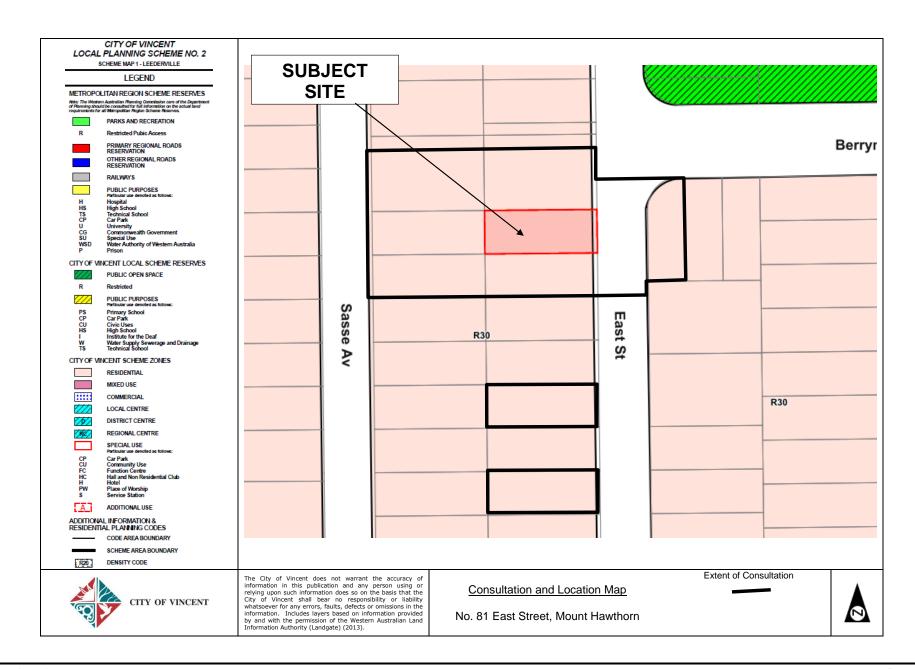
In addition to the deemed-to-comply standards of the R Codes, the proposed additions to the single house have also been assessed against the landscaping provisions of the Built Form Policy Volume 1, Clause 5.9 that sets out deemed-to-comply standards. The deemed-to-comply landscaping standards set out in the Built Form Policy have not yet been approved by the WAPC and as such, these provisions are given regard only in the assessment of the application and do not have the same weight as other policy provisions.

The subject site would provide 30.8 percent deep soil and planting areas, exceeding the 12 percent deep soil and three (3) percent planting areas deemed-to-comply standards under the Built Form Policy.

The Built Form Policy deemed-to-comply standard is for 30 percent of a lot to be provided as canopy coverage at maturity. The application initially did not propose any canopy coverage to the site. Following the initial community consultation period, the applicant submitted amended plans proposing six (6) trees and bamboo planting. The proposed development would provide 15.6 percent of the subject site as canopy coverage at maturity.

The proposed landscaping would satisfy the local housing objectives of the Built Form Policy for the following reasons:

- <u>Tree Planting Location:</u> The proposed five (5) trees and bamboo planting along the northern and southern lot boundaries, along with other existing smaller plantings would make an effective contribution to the landscaping outcome and canopy coverage on site. This would also assist in reducing the impact of the development on the adjoining residential properties.
- <u>Nature of the Proposal:</u> The additional tree planting and canopy cover is appropriate and would be commensurate with the nature of the proposal which is an addition to an existing single house. This would provide for tree planting opportunities around the existing dwelling.
- <u>Streetscape:</u> A jacaranda tree is proposed to be planted within the front setback area that would assist in softening the view of the development as viewed from East Street. There is also one (1) tree in the East Street verge adjacent to the property.
- <u>Environmental Benefits:</u> The proposed plantings and deep soil areas would contribute towards increased urban air quality, tree and vegetation coverage and a sense of open space between the subject site and adjoining properties. This would create a greater landscaping amenity for residents and would make an effective contribution to the City's green canopy to reduce the impact of the urban heat island effect.



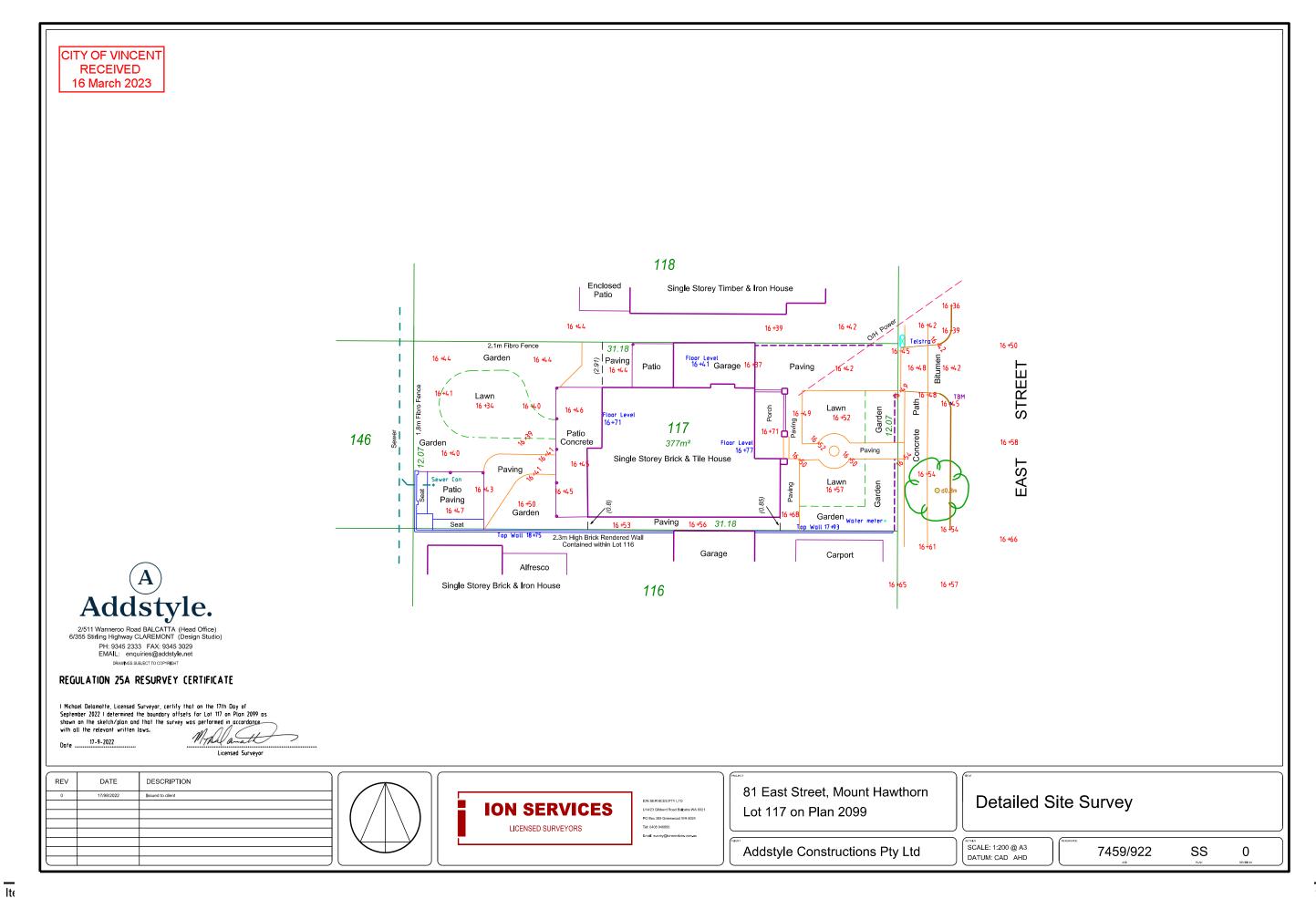


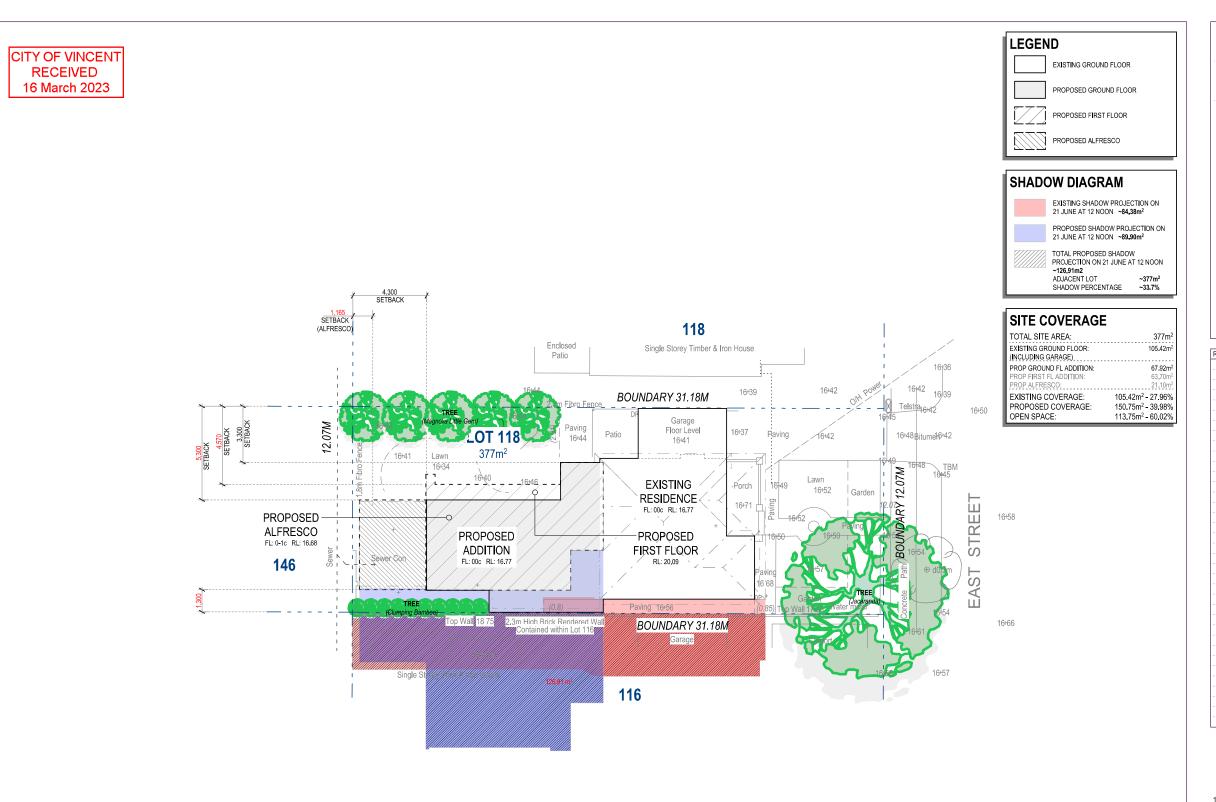


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No. 81 East Street, Mount Hawthorn







Site Plan 0

OVERHEAD POWERLINES:

IN THE INSTANCE OF OVERHEAD POWERLINES TAKE ALL NECESSARY PRECAUTIONS.

### WIND CLASSIFICATION:

IN ACCORDANCE WITH 'AS 4055' THIS SITE IS CLASSIFIED AS: N= / TC- / T- / -S

# **GENERAL NOTES**

1. ALL LEVELS, DIMENSIONS, POSITIONS & HEIGHTS TO BE CHECKED & VERIFIED ON SITE BEFORE COM-MENCEMENT OF ANY BUILDING WORKS. CHECK SITE FILE FOR ANY VARIATION OR ALTERATION TO PLANS.

2. FIGURED DIMENSIONS ARE TO BE TAKEN. NO SCALING OF DRAWINGS ALLOWED.

3. ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS & ALL OTHER RELEVANT DRAWINGS FROM STRUCTURAL, ELECT-RICAL, HYDRAULICS AND MECHANICAL ENGINEERS.

4. ANY DISCREPANCIES TO BE REPORTED TO THE AUTHOR OF THE PLANS IMMEDIATELY.

5. REFER TO ENGINEERS DRAWINGS FOR ALL STRUCTURAL WORKS.

6. EXTENT OF TILING SHOWN INDICATIVE ONLY.

MOUNTED AT TILER'S DISCRETION.

7. IN ALL CASES WHERE HEIGHTS OR DIMENSIONS ARE NOMINATED, THOSE SHOULD ALL BE CONSI-DERED APPROXIMATE AND MAY BE SUBJECT TO VARIATIONS DUE TO THE MATERIALS USED OR METHODS UNDERTAKEN.

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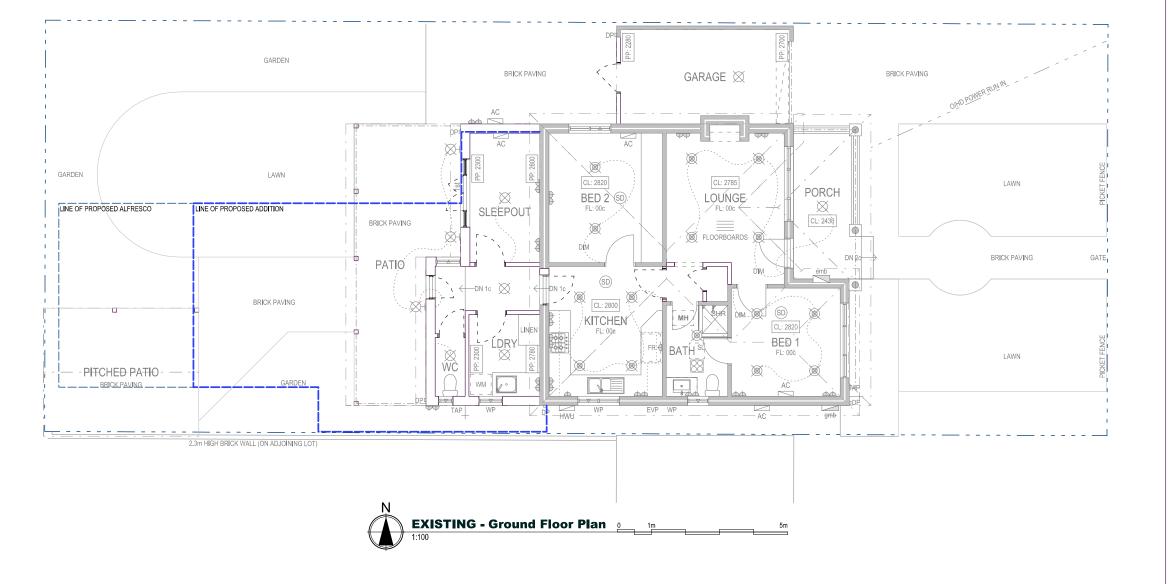
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CITY OF VINCENT RECEIVED 16 March 2023



# **ELECTRICAL NOTE**

ELECTRICIAN TO CUT AND SEAL WIRING TO EXISTING AREA OF WORKS AS NECESSARY.



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IN THE INSTANCE OF OVERHEAD POWERLINES TAKE ALL NECESSARY PRECAUTIONS.

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EMAIL: enquiries@addstyle.net

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Hannah Ruprecht & Jackson Wheeler

81 East Street
Mount Hawthorn WA 6016

DRAWN
A. Pratama

DATE
16/03/2023

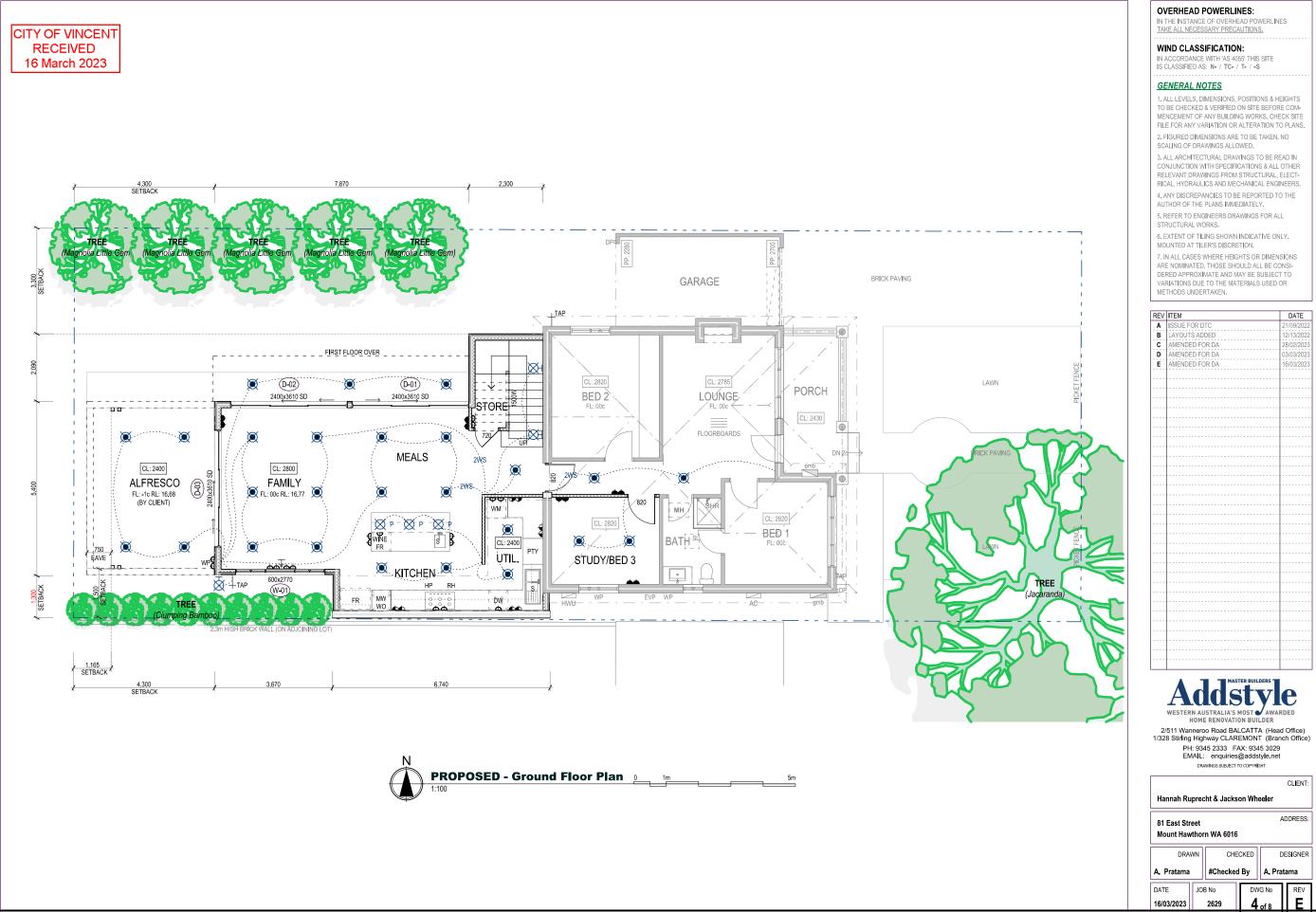
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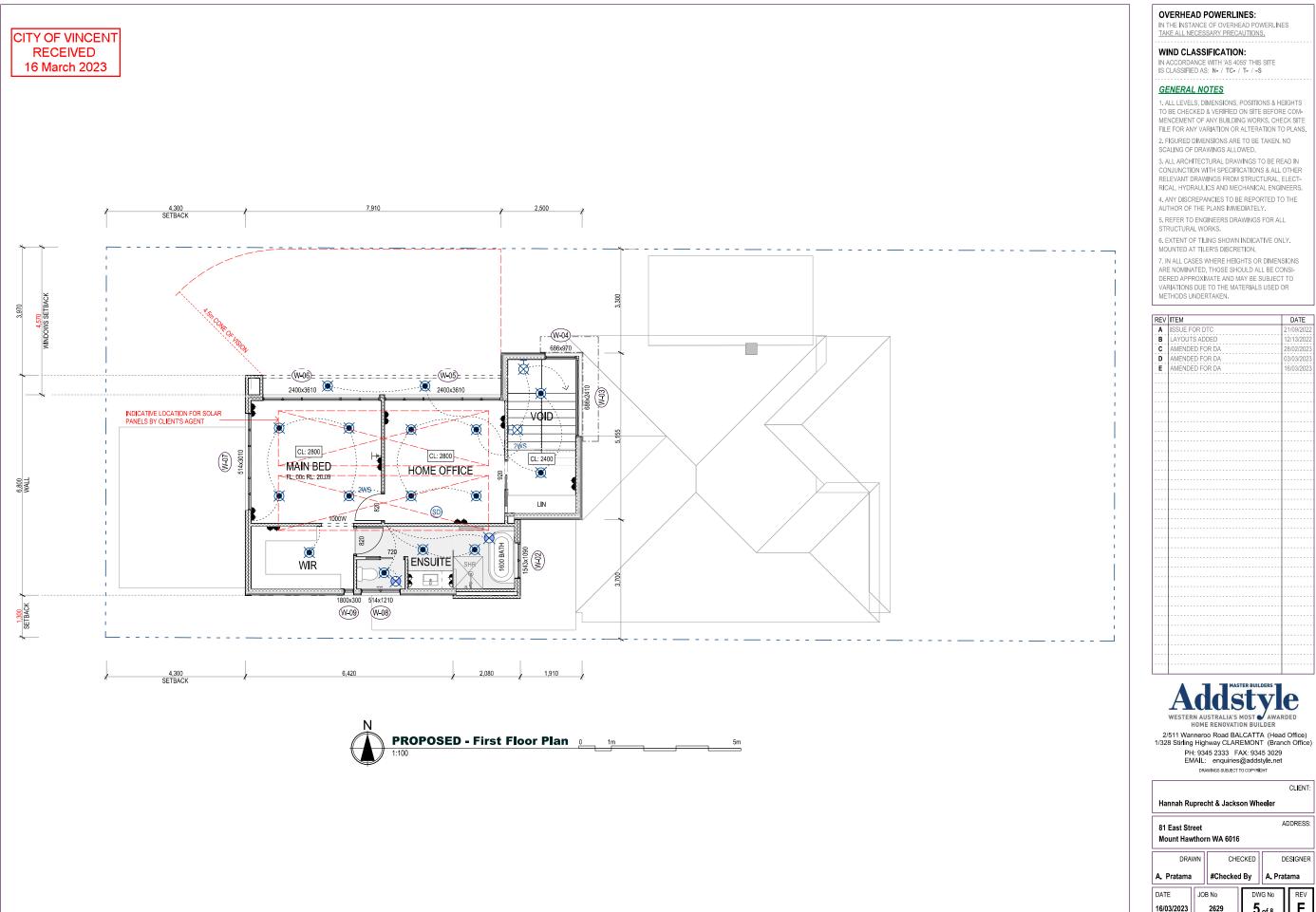
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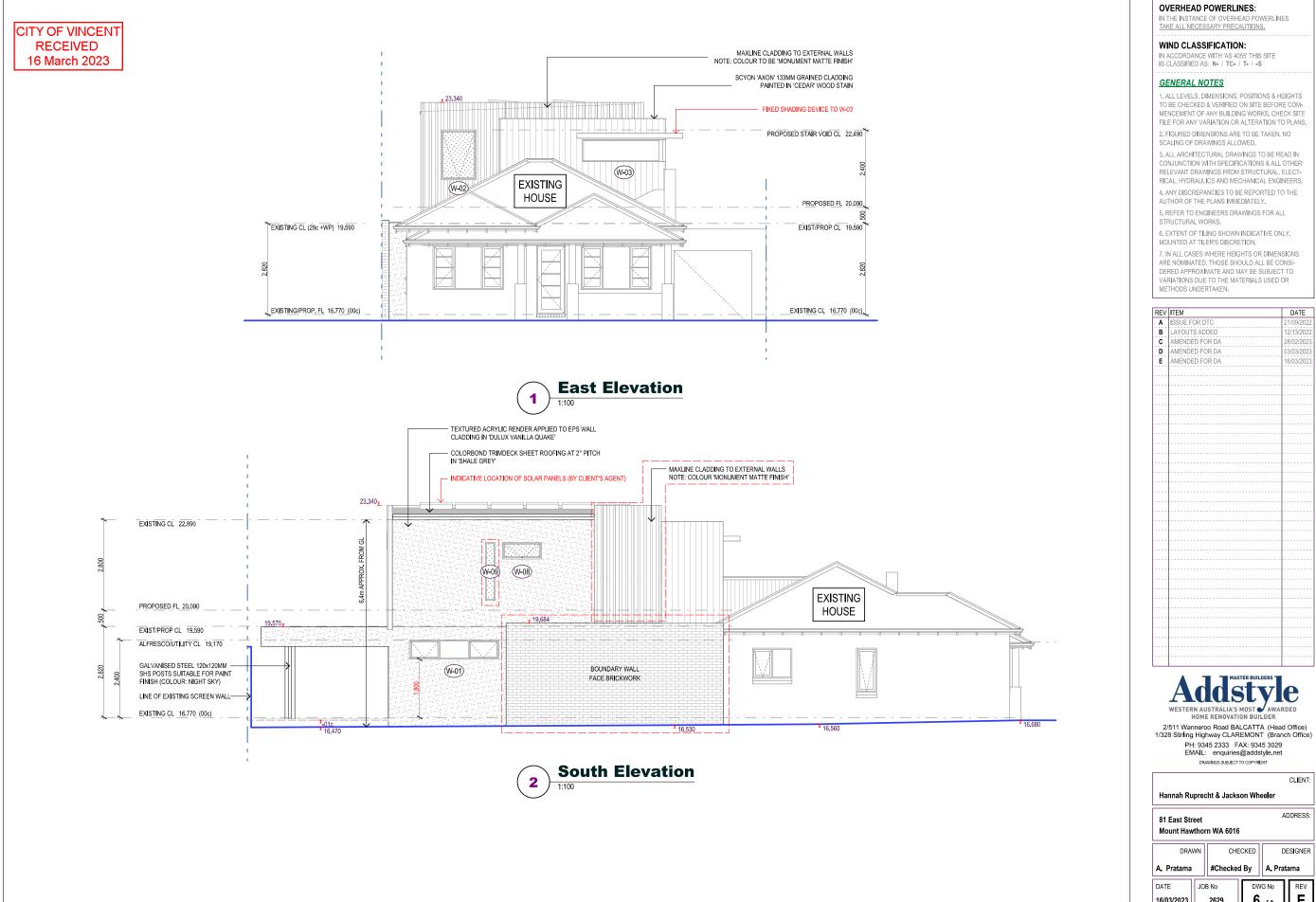




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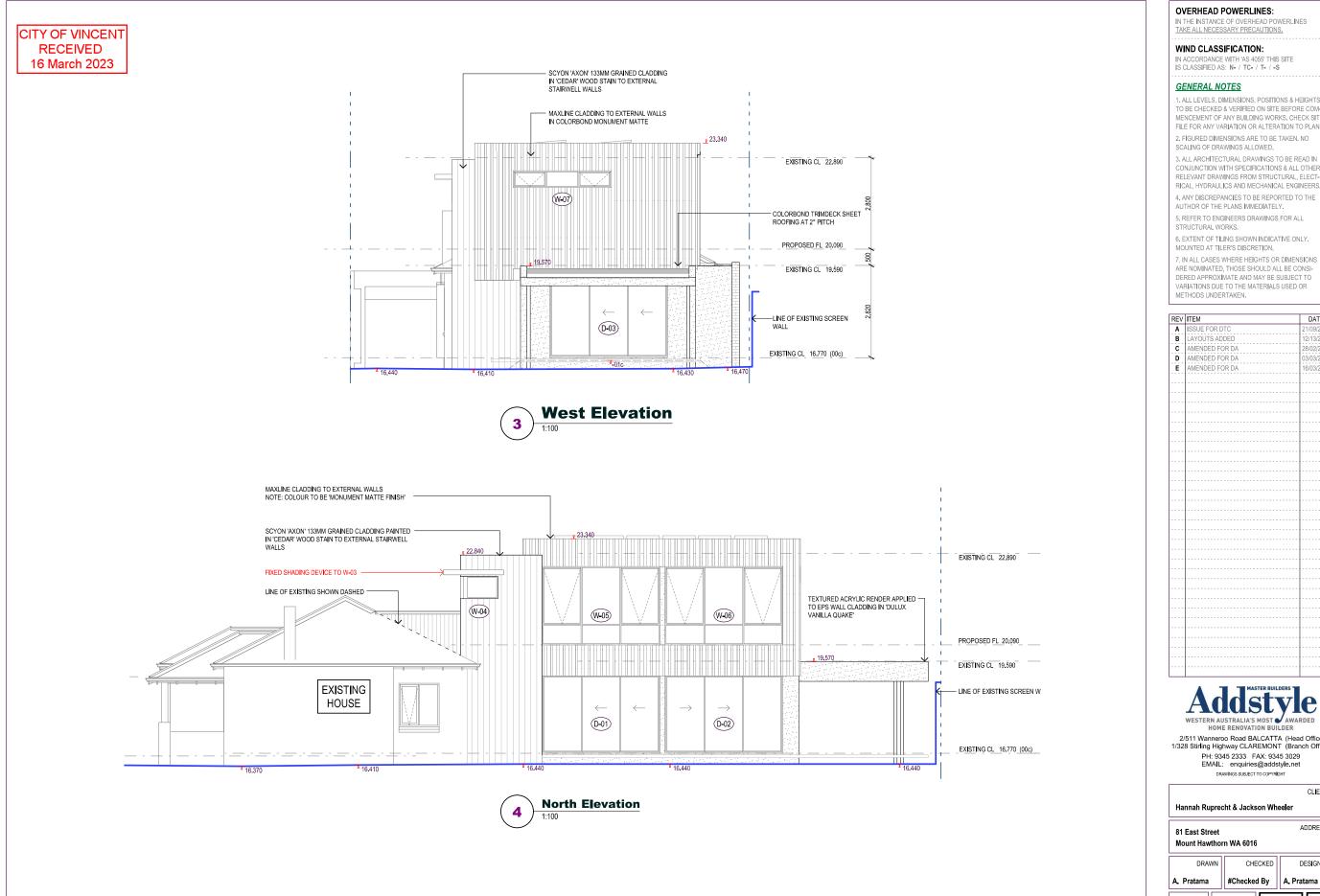


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| Hannah Ru             | Hannah Ruprecht & Jackson Wheeler             |      |     |         |         |  |
|                       | 81 East Street ADDRESS Mount Hawthorn WA 6016 |      |     |         |         |  |
| DRAWN CHECKED DESIGNE |   |      |     | ESIGNER |         |  |
| A. Pratama            | Pratama #Checked By                           |      |     | A. Pra  | tama    |  |
| DATE                  | JOI   | B No | DW  | G No    | REV     |  |
| 16/03/2023            |   | 2629 | l 6 | of 8    | ΙE      |  |



OVERHEAD POWERLINES:

1. ALL LEVELS, DIMENSIONS, POSITIONS & HEIGHTS TO BE CHECKED & VERIFIED ON SITE BEFORE COM-MENCEMENT OF ANY BUILDING WORKS. CHECK SITE FILE FOR ANY VARIATION OR ALTERATION TO PLANS. 2. FIGURED DIMENSIONS ARE TO BE TAKEN. NO

SCALING OF DRAWINGS ALLOWED.

S. ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS & ALL OTHER RELEVANT DRAWINGS FROM STRUCTURAL, ELECTRICAL, HYDRAULICS AND MECHANICAL ENGINEERS.

AUTHOR OF THE PLANS IMMEDIATELY.

6. EXTENT OF TILING SHOWN INDICATIVE ONLY.

MOUNTED AT TILER'S DISCRETION.

7. IN ALL CASES WHERE HEIGHTS OR DIMENSIONS ARE NOMINATED, THOSE SHOULD ALL BE CONSIDERED APPROXIMATE AND MAY BE SUBJECT TO VARIATIONS DUE TO THE MATERIALS USED OR METHODS UNDERTAKEN.

| REV | ITEM           | DATE       |
|-----|----------------|------------|
| Α   | ISSUE FOR DTC  | 21/09/2022 |
| В   | LAYOUTS ADDED  | 12/13/2022 |
| С   | AMENDED FOR DA | 28/02/2023 |
| D   | AMENDED FOR DA | 03/03/2023 |
| E   | AMENDED FOR DA | 16/03/2023 |
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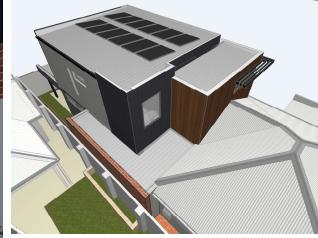


2/511 Wanneroo Road BALCATTA (Head Office)
1/328 Stirling Highway CLAREMONT (Branch Office)
PH: 9345 2333 FAX: 9345 3029
EMAIL: enquiries@addstyle.net

CLIENT: Hannah Ruprecht & Jackson Wheeler ADDRESS: Mount Hawthorn WA 6016 DESIGNER CHECKED A. Pratama DATE JOB No DWG No 16/03/2023 2629



















Restoration Red

# COLOUR SCHEDULE

COLORBOND CLADDING: MONUMENT MATTE FINISH COLORBOND ROOF: SHALE GREY (NOT VISIBLE FROM /ADJOINING LOTS) ALUMINIUM JOINERY FRAMES: NIGHT SKY ALFRESCO POSTS: NIGHT SKY
SCYON AXON: WOOD STAIN - CEDAR
ACRYLIC RENDER: DULUX 'VANILLA QUAKE'
FACE BRICKWORK: MIDLAND BRICK 'RESTORATION RED'











# OVERHEAD POWERLINES:

IN THE INSTANCE OF OVERHEAD POWERLINES TAKE ALL NECESSARY PRECAUTIONS.

# WIND CLASSIFICATION:

IN ACCORDANCE WITH 'AS 4055' THIS SITE IS CLASSIFIED AS: N- / TC- / T- / -S

# **GENERAL NOTES**

ALL LEVELS, DIMENSIONS, POSITIONS & HEIGHTS
TO BE CHECKED & VERIFIED ON SITE BEFORE COM-MENCEMENT OF ANY BUILDING WORKS. CHECK SITE FILE FOR ANY VARIATION OR ALTERATION TO PLANS.

2. FIGURED DIMENSIONS ARE TO BE TAKEN. NO SCALING OF DRAWINGS ALLOWED.

SALLA RCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS & ALL OTHER RELEVANT DRAWINGS FROM STRUCTURAL, ELECTRICAL, HYDRAULICS AND MECHANICAL ENGINEERS.

4. ANY DISCREPANCIES TO BE REPORTED TO THE AUTHOR OF THE PLANS IMMEDIATELY.

5. REFER TO ENGINEERS DRAWINGS FOR ALL STRUCTURAL WORKS.

6. EXTENT OF TILING SHOWN INDICATIVE ONLY.

MOUNTED AT TILER'S DISCRETION.

7. IN ALL CASES WHERE HEIGHTS OR DIMENSIONS
ARE NOMINATED, THOSE SHOULD ALL BE CONSIDERED APPROXIMATE AND MAY BE SUBJECT TO
VARIATIONS DUE TO THE MATERIALS USED OR
METHODS UNDERTAKEN.

| REV | ITEM           | DATE       |
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| Α   | ISSUE FOR DTC  | 21/09/2022 |
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# HOME RENOVATION BUILDER

HOME RENOVATION BUILDER

2/511 Wanneroo Road BALCATTA (Head Office)

1/328 Stirling Highway CLAREMONT (Branch Office)

PH: 9345 2333 FAX: 9345 3029

EMAIL: enquiries@addstyle.net

DRAMNISS SUBJECT TO COPYRIGHT

|            |  |          |            |      | ( | CL <b>I</b> ENT: |
|------------|--|----------|------------|------|---|------------------|
| Hannah Ru  | Hannah Ruprecht & Jackson Wheeler              |          |            |      |   |                  |
|            | 81 East Street ADDRESS: Mount Hawthorn WA 6016 |          |            |      |   |                  |
| DRA        | WN   | CHE      | DESIGNER   |      |   |                  |
| A. Pratama |  | #Checked | A. Pratama |      |   |                  |
| DATE       | JO   | B No     | DWG No     |      | I | REV              |
| 16/03/2023 |  | 2629     | l 8        | of 8 | Ш | Е                |

ORDINARY COUNCIL MEETING AGENDA

# **Summary of Submissions:**

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

| Comments Received in Objection:   | Applicant Comment:   |  |  |  |
|---|--|--|--|--|
| Open Space     The lack of open space reduces the ability for future landscaping and planting   | <ul> <li>Site coverage is compliant with R-codes and LPS.</li> <li>Tree planting proposed along Northern boundary, as well as within front setback.</li> <li>Proposal achieves over 60% open space, that is 15% more than the minimum 45% required by the Residential Codes of WA, Table 1.</li> </ul>   |  |  |  |
| <ul> <li>Lot Boundary Setbacks</li> <li>The building bulk of the development encroaches onto other properties</li> <li>The two-storey box design is significantly imposing to single story homes adjacent</li> <li>The reduced setbacks result in loss of sunlight to adjoining properties as well as reduced ventilation</li> <li>The reduced setbacks affect the outlook from the neighbouring backyards and windows</li> <li>Boundary wall heights will provide building bulk impacts to adjoining properties and reduce sunlight</li> <li>The reduced setbacks will set a negative precedence for future developments in the area.</li> </ul> | <ul> <li>South-elevation has been amended with increased setback and more articulation following comments from DRP chair and meeting with Scout Walsh.</li> <li>As demonstrated on shadow diagram, existing boundary wall on adjoining lot 116 already overshadows the courtyard.</li> <li>Height and setback of the 2-storey element are compliant.</li> <li>The element that constitutes "reduced setback" only refers to the lower portion of the wall, which is almost completely screened by the boundary wall on the adjoining lot. The upper floor portion is fully compliant. This is outlined and discussed in the letter of justification included in our initial submission.</li> <li>Please refer to shadow diagram and photographs included on the last few pages.</li> </ul> |  |  |  |
| Noise & Odour      Concerns relating to increased noise due to AC locations which is adjacent to bedrooms and alfresco areas.     Concerns relating to range hood emissions to adjoining properties     Location of alfresco in close proximity to adjoining properties will impact noise and amenity of adjacent areas.  | <ul> <li>Air-con/HVAC is not within applicant's scope of works. External unit may be roof-mounted or located closer to the front of the dwelling, away from bedrooms/areas of concern. Commenter is welcome to discuss with landowner.</li> <li>Location of proposed new kitchen is not unusual. Range hood emission will be discharged in the conventional manner i.e. through the roof (not at door/window level), into the atmosphere above. Unfortunately we have no control over wind directions and the fate of said emission once expelled.</li> <li>Nothing in our proposal contravenes the current health regulations/by-laws.</li> </ul>   |  |  |  |
| <ul> <li>Landscaping</li> <li>There is insufficient landscaping provided and minimal trees</li> <li>Landscaping is under the 30% canopy cover requirement</li> <li>Location of additions will damage adjoining properties existing trees and gardens that have existed for a long time.</li> <li>The landscaping provided does not provide a sense of open space</li> </ul>   | Additional tree planting proposed. There is currently zero tree on site.     Most dwellings do not meet this 30% canopy cover requirement. We are showing genuine and reasonable attempt at increasing it from its current state.     Unclear and doubtful how location of additions will damage trees on the adjoining properties. Footings will be constructed to engineer's detail and contained wholly within the lot.     Proposed addition set back significantly from the street and located behind   |  |  |  |

Page 1 of 6

4 APRIL 2023

| Comments Received in Objection:   | Applicant Comment:   |  |  |  |
|---|--|--|--|--|
| between dwellings   | existing dwelling. maintaining 'traditional' streetscape and preserving the "sense of open space".   |  |  |  |
| Visual Privacy     The development encroaches on the neighbouring properties privacy     Overlooking proposed from UF windows to adjoining properties rear yards. Request these windows are frosted   | <ul> <li>All major openings are sufficiently set back and compliant in terms of<br/>privacy/overlooking requirement as per the R-Codes (4.5m for bedrooms and<br/>study/office). There is no need for visual screening and/or obscure glazing in this<br/>instance. Commenters' request for frosted glazing will not be accommodated.</li> </ul>   |  |  |  |
| Overshadowing  Concerns relating to overshadowing from boundary walls and reduced setbacks  Shadowing to the southern property will significant impact natural northern light in winter months  Concerns relating to lawn and plant growth due to vast shadowing proposed  Shadowing to adjoining properties will increase damp and moss/mould build-up  Concerns relating to solar power generation due to shadowing. Results in ongoing power loss and financial burden.  | <ul> <li>Boundary wall is already in place, wholly contained within adjoining lot and extent of existing overshadowing demonstrated on shadow diagram.</li> <li>Again, no "reduced setback" proposed regarding the element of the proposal responsible for potential overshadowing. Upper floor has been moved further from the South boundary to ameliorate overshadowing.</li> <li>Additional shadow cast by proposed addition falls mainly over roof of the dwelling on adjoining lot.</li> <li>There is sufficient roof area on adjoining dwelling unaffected by proposed addition in terms of overshadowing. Also noted as per 18 January 2023 there are no solar panels on the roof of adjoining dwelling. "Ongoing power loss and financial burden" is purely speculative and conjectural.</li> </ul>   |  |  |  |
| <ul> <li>Design</li> <li>The shipping box design and black colour of the development is inconsistent with the character of the street and surrounding area and will significantly impact the street and adjoining properties</li> <li>The box design of the additions is not appealing to look at</li> <li>The style is taking away from the federation style of Mt Hawthorn.</li> <li>Design of the development provides an adverse precedence to the area and encourages "concrete jungle"</li> <li>The black colour of the development will loom over adjoining properties.</li> </ul> | <ul> <li>Contrasting a traditional dwelling with a modern/contemporary addition is not an uncommon approach and respects the integrity and character of what's currently in place. It is the standard practice when dealing with heritage-listed building fabric as it is important to distinguish original/significant elements from a latter-day addition. Doing a 'mock heritage' addition would devalue the original home as dwellings of such scale in such setting would be highly unusual in the 1940s.</li> <li>'Not appealing to look at' is highly subjective. While we do not claim to be arbiter of taste, we are well-regarded within the construction industry, being the most award-winning renovation builder in WA.</li> <li>Appearance of original dwelling, including the main roof line is preserved. We recognise the character of the locality and opted to respect the original built form by not proposing to build over the original house.</li> <li>The black metal cladding only appears on elevations that are set back from the boundary and not "loom over adjoining properties". On the South elevation, external walls would mostly be rendered in Dulux 'Vanilla Quake", a soft, warm neutral.</li> </ul> |  |  |  |

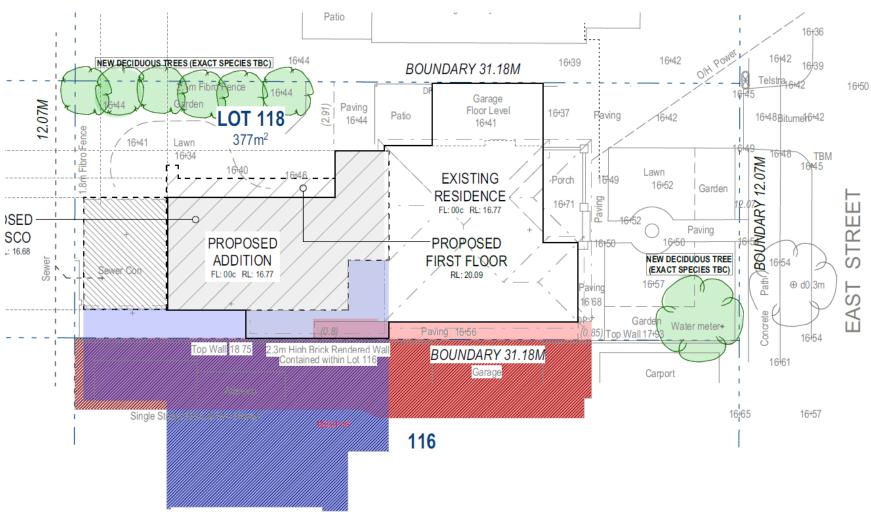
Page **2** of **6** 

4 APRIL 2023

| Comments Received in Objection:  | Applicant Comment:  |  |  |  |
|--|---|--|--|--|
| <ul> <li>Environmental Design</li> <li>The black colour of the additions are not environmentally sustainable and would require more cooling</li> <li>Concerns regarding radiation of heat due to colour and scale of the additions.</li> <li>Concerns relating to radiation of heat and reflection due to mass of structure in summer months</li> <li>The black box will provide more urban heat than near any other design.</li> <li>The development will have a negative thermal performance.</li> </ul> | <ul> <li>Proposed addition will be subject to 6-star energy efficiency rating, and has been designed to leverage the northern aspect by means of North-facing openings, and minimal opening to the South and West. Metal cladding on framed structure has little thermal mass in comparison to masonry or concrete which will retain, reflect and radiate heat.</li> <li>White cladding would create more glare and reflection onto neighbouring houses. Other local government bodies e.g. Town of Cambridge prohibit light-coloured roof/ cladding for this reason. While, on the surface, white/surfmist seem an ideal choice for thermal performance, its impact on the amenity of neighbouring dwelling is potentially greater.</li> </ul> |  |  |  |
| Concerns regarding the removal of dividing fences and financial implications of this for neighbouring properties   | <ul> <li>Portion of fence removed will be replaced by boundary wall, finished in either<br/>cement render or face brickwork to adjoining landowner's<br/>preference/satisfaction. Builder will make good dividing fence affected by works.<br/>Should landowner and neighbour choose to upgrade the existing fencing, any<br/>financial implication will be in accordance with Dividing Fence Act 1961.</li> </ul>  |  |  |  |

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

Page 3 of 6



Site plan/shadow diagram. Orange shading indicates existing overshadowing, predominantly caused by 2.3m high brick rendered wall contained within Lot 116. Proposed overshadowing in blue shows it'll mostly overlap with existing shadow, or cast over the roof of adjoining dwelling on Lot 116.

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# **Summary of Submissions:**



Existing 2.3m rendered brick boundary wall on Lot 11 -note the height in relation to top of doors/windows.

With this wall in place, it makes no perceptible difference whether the South-facing wall to proposed family room is set back 1.3m (proposed) or 1.5m (compliant) when viewed from adjoining lot. This is also discussed in the justification letter included in initial submission.

We feel some of the received comments focused on the "reduced setback" aspect of the variation without proper understanding that the proposed South-facing wall when viewed in its entirety is compliant.

Moreover, the setback to South boundary has been increased as reflected in the amended plans following meeting with Scout Walsh and subsequent RFI receipt.

Thank you for the opportunity to respond to the received submissions, and kindly contact the undersigned if further response/information is required.

Yours sincerely,

Anthony Pratama Addstyle Constructions

Page 5 of 6

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

| Comments Received in Objection:   |   |  | Administration's Comment:  |  |  |  |
|---|---|--|--|--|--|--|
| Open Space  |   |  |  |  |  |  |
| The lack of open space reduces the ability for future landscaping and planting. |   | The development proposes 57 percent open space which would exceed the minimum of 45 percent under the deemed-to-comply standards of the R Codes. This means that discretion is not being sought for this planning element. |  |  |  |  |
|   |   | ena<br>the   | ep soil and planting areas are provided within these open space areas that would able future landscaping and planting opportunities, including five additional trees to northern lot boundary, a tree within the front setback area and bamboo planting to southern lot boundary.  |  |  |  |
| Lot   | Boundary Setbacks   |  |  |  |  |  |
| •   | The building bulk of the development encroaches onto other properties.                                  | •  | The scale, height and form of the proposed development is consistent with that of a R30 coded site that has a two-storey height standard under the Built Form Policy and which applies to the subject site and surrounding properties.   |  |  |  |
| •   | The two-storey box design is significantly imposing to single story homes adjacent.                     | •  | The proposed addition has been designed to incorporate contrasting colours and materials, and articulation provided through varying wall setbacks and openings to assist in reducing building bulk as it presents to adjoining properties and the street.  |  |  |  |
| •   | The reduced setbacks result in loss of sunlight to adjoining properties as well as reduced ventilation. | •  | The ground floor wall of the southern elevation includes a family room wall and alfresco that is setback 1.4 metres in lieu of the 1.5 metre deemed-to-comply standard. This portion of wall would meet the deemed-to-comply building height and overshadowing, with its shadow cast entirely within the shadow that results from an existing 2.3 metre high wall on the boundary of the adjoining property. The majority of this portion of wall would also be obscured by the existing 2.3 metre high boundary wall on the adjoining property. |  |  |  |
| •   | The reduced setbacks affect the outlook from the neighbouring backyards and windows.                    | •  | The ground floor wall that does not meet the deemed-to-comply standard incorporates varying colours and materials, and articulation through varying wall setbacks and openings to assist in reducing building bulk.  |  |  |  |
| •   | Boundary wall heights will provide building bulk impacts to adjoining properties and reduce sunlight.   | •  | The proposed boundary wall to the southern lot boundary satisfies the deemed-to-comply standards.  |  |  |  |
| •   | The reduced setbacks will set a negative precedence for future developments in the area.                | •  | Future development proposals are required to be assessed on their own merits against the applicable planning framework through the development application process.  |  |  |  |

Page 1 of 4

| Comments Received in Objection: |  |   | Administration's Comment:   |  |  |  |
|---------------------------------|--|---|---|--|--|--|
| Noise & Odour                   |  |   |   |  |  |  |
| •                               | Concerns relating to increased noise due to AC locations which is adjacent to bedrooms and alfresco areas.           | • | The location of any future air conditioning units has not been provided by the applicant. The location of any future air conditioning units would be required to comply with the standards of the City's Built Form Policy for air conditioning fixtures for single houses to be placed at the rear of the ground floor below the existing fence line.  |  |  |  |
| •                               | Concerns relating to range hood emissions to adjoining properties.   | • | Odour can only be assessed by the City's Environmental Health Officers in consideration of a nuisance when the development has been constructed and should odour become an issue. Administration has no reason to believe that the proposed addition to a single house would result in an amenity impact by odour emission.   |  |  |  |
| •                               | Location of alfresco in close proximity to adjoining properties will impact noise and amenity of adjacent areas.     | • | All properties are required to maintain ongoing compliance with the <i>Environmental Protection (Noise) Regulations 1997</i> which includes the location and noise associated with air conditioning units and outdoor living areas.   |  |  |  |
| <u>Lar</u>                      | ndscaping endscaping   |   |   |  |  |  |
| •                               | There is insufficient landscaping provided and minimal trees.  | • | Six (6) trees are proposed to the northern lot boundary and the street setback area. Bamboo planting along the southern lot boundary would be provided in addition to existing smaller plantings. This landscaping would make an effective contribution to the landscaping outcome and canopy coverage on site.   |  |  |  |
| •                               | Landscaping is under the 30% canopy cover requirement.   | • | 15.6 percent of the subject site as canopy coverage at maturity, noting that the City's Built Form Policy deemed-to-comply standard of 30 percent has not been approved by the Western Australian Planning Commission and are given regard only.  |  |  |  |
| •                               | Location of additions will damage adjoining properties existing trees and gardens that have existed for a long time. | • | All works are contained wholly within the lot boundaries to ensure there is no impact on adjoining properties.  |  |  |  |
| •                               | The landscaping provided does not provide a sense of open space between dwellings.                                   | • | The landscaping outcome together with 57 percent open space which would exceed the minimum of 45 percent under the deemed-to-comply standards of the R Codes would ensure a sense of space between dwellings. The additional tree planting and canopy cover is appropriate and would be commensurate with the nature of the proposal which is an addition to an existing single house. This would provide for tree planting opportunities around the existing dwelling. |  |  |  |

Page 2 of 4

| Comments Received in Objection: |   |   | Administration's Comment:  |  |  |  |
|---------------------------------|---|---|--|--|--|--|
| •                               | Erosion issues, lack of mature landscapes and grassed areas leads to increased pollution and sedimentation in rivers and streams. Erosion also destroys fertile land and leads to more flooding. Landscaping, especially grass and shrubs, hold the soil together with their roots. | • | The development proposes to maintain the existing grassed areas in the front setback area and is proposing deep soil throughout the site in excess of the requirements of the Built Form Policy which would be landscaped. The subject site is within an urban location and is not in proximity to rivers and streams.             |  |  |  |
| •                               | Mature trees and landscaping assist in air purification which will be affected.   | • | Landscaping and mature trees assist in improving air quality. The subject site does not include any large mature trees that are being removed. The proposal includes the provision of six trees on-site.   |  |  |  |
| •                               | Without mature coverage of 30 percent, the natural cooling properties and shade opportunities in the summer are eliminated and discourages natural wildlife and ecosystems.   | • | The proposed landscaping would provide 15.6 percent canopy coverage, in addition to other soft landscaping on-site. The landscaping would contribute to the creation of microclimates which would support the reduction in the urban heat island effect and provide habitat for wildlife.  |  |  |  |
| Vis                             | ual Privacy   |   |  |  |  |  |
| •                               | The development encroaches on the neighbouring properties privacy.  | • | The development proposes setbacks for major openings on the upper floor which meet the deemed-to-comply standards of the R Codes. This means that they are not subject to Council's discretion and are not required to be treated/obscured.  |  |  |  |
| •                               | Overlooking proposed from upper floor windows to adjoining properties rear yards. Request these windows are frosted.  | • | The applicant has proposed five 'Magnolia Little Gem' trees on the northern side boundary which would assist in providing visual screening to the north facing upper floor major openings. The 'Magnolia Little Gem' is a commonly used tree species to provide visual screening due to its dense foliage and fast growing nature. |  |  |  |
| Ove                             | ershadowing   |   |  |  |  |  |
| •                               | Concerns relating to overshadowing from boundary walls and reduced setbacks.  | • | The overshadowing of the southern adjoining property that would result from the proposed development would satisfy the deemed-to-comply standards of the R Codes and is not subject to discretion.   |  |  |  |
| •                               | Shadowing to the southern property will significant impact natural northern light in winter months.   | • | The shadow cast from the from the ground floor family room wall that is setback 1.4 metres in lieu of the deemed-to-comply 1.5 metres would fall entirely within the   |  |  |  |
| •                               | Concerns relating to lawn and plant growth due to vast shadowing proposed.  |   | shadow already cast by the existing 2.3 metre high wall on the northern boundary of the adjoining property.  The overshadowing assessment reflects a 'worst case scenario' at winter solstice  |  |  |  |
| •                               | Shadowing to adjoining properties will increase damp and moss/mould build-up.   |   | (midday 21 June). Adjoining properties would retain access to direct sunlight for portions of the day.   |  |  |  |
| •                               | Concerns relating to solar power generation due to shadowing. Results in ongoing power loss and financial burden.   | • | No solar panels are present on the properties to the south of the subject site and shadow would be cast to its southern aspect and would not impact on any future ability to install solar panels to take advantage of the northern aspect.  |  |  |  |

Page 3 of 4

# **Summary of Submissions:**

| Co        | mments Received in Objection:  | Administration's Comment:  |   |  |  |  |
|-----------|--|--|---|--|--|--|
| De        | <u>sign</u>  |  |   |  |  |  |
| •         | The shipping box design and black colour of the development is inconsistent with the character of the street and surrounding area and will significantly impact the street and adjoining properties. The box design of the additions is not appealing to look at.  The style is taking away from the federation style of Mt Hawthorn.  Design of the development provides an adverse precedence to the area and encourages "concrete jungle".  The black colour of the development will loom over adjoining properties.  Decreases street aesthetic and value of properties. | Pa<br>pr<br>• Tr<br>ho<br>wh<br>ch<br>• Tr<br>sit<br>• Tr<br>thi   | the design of the proposed development is supported by the City's Design Review anel (DRP) Chairperson. The DRP Chairperson noted that the development rovides high quality materials with a sense of depth and texture to them. The DRP Chairperson also noted that a contemporary rear addition to a character couse is a commonly recognised approach, visually representing the time periods in hich both elements were constructed rather than trying to replicate the style of the paracter house. The upper level massing of the proposed development is located at the rear of the te reducing the visual impact on the streetscape. The development mitigates the impact of building bulk from adjoining properties be upper level massing of colours and materials. The DRP Chairperson noted that the donument' cladding provides contrast to the design which is supported from an architectural perspective. |  |  |  |
| _         |  | <ul> <li>Pr</li> </ul>   | roperty values are not a relevant consideration under the planning framework.   |  |  |  |
| <u>En</u> | vironmentally Sustainable Design   |  |   |  |  |  |
|           | The black colour of the additions are not environmentally sustainable and would require more cooling.  Concerns regarding radiation of heat due to colour and scale of the additions.  | • Th   | the upper floor would be framed construction with reduced thermal mass, which ould limit the potential to radiate heat to adjoining properties.  The roof sheeting proposed is 'Shale Grey' in colour which has a solar absorption uting consistent with the standards of the City's Built Form Policy.   |  |  |  |
| •         | Concerns relating to radiation of heat and reflection due to mass of structure in summer months.   | fa<br>'M<br>ac<br>us   | the proposed development incorporates a mix of colours and materials including concept brickwork, painted render and wood finish cladding. The extent of use of the donument' colour is acceptable in considering the sustainability of the proposed didition in its entirety, noting that the Built Form Policy in itself does not prohibit the se of this colour for wall cladding. The DRP Chairperson also commented that a   |  |  |  |
| •         | The black box will provide more urban heat than any other design.  |  | phter colour cladding would have the potential to create more glare to adjoining coperty owners than the 'Monument' colour proposed.  |  |  |  |
| •         | The development will have a negative thermal performance.  |  |   |  |  |  |
| Div       | riding Fence   |  |   |  |  |  |
|           | ncerns regarding the removal of dividing fences and financial implications his for neighbouring properties.  | Dividing fences are a civil matter to be resolved between the affected parties and governed by the <i>Dividing Fences Act 1961</i> . Dividing fences are not dealt with under the planning framework and no modifications to dividing fences are being considered as part of this application. |   |  |  |  |

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

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#### **Determination Advice Notes:**

- 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 two years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
- 3. 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.
- 4. If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
- 5. This is approval is not an authority to ignore any constraint to development on the land, which may exist through statute, regulation, contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and not the City to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the City's attention.
- The applicant is responsible for ensuring that all lot boundaries as shown on the approved plans are correct.
- 7. NO verge trees shall be removed. The verge trees shall be RETAINED and PROTECTED from any damage including unauthorised pruning.
- 8. An Infrastructure Protection Bond together with a non-refundable inspection fee shall be lodged with the City by the applicant, prior to the 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.
- 9. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. Permits are required for placement of any material within the road reserve.
- 10. The owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls.
- 11. All stormwater produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City. 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.

Page 1 of 1

Item 9.1- Attachment 5 Page 38

#### 9.2 **REVIEW OF DESIGN GUIDELINES**

#### Attachments:

- 1. Design Guideline Review  $\downarrow$
- Summary of Submissions 4 Schedule of Modifications 4 Submissions 5 Submi 2.
- 3.
- Draft LPP Brookman & Moir Street Heritage Area J 4.
- 5. Draft LPP Lacey Street Character Area J
- 6. Community and Stakeholder Engagement Policy - Tracked U

#### RECOMMENDATION

#### **That Council:**

#### 1. PREPARES:

- An amendment to Appendix 6 Brookman and Moir Streets Design Guidelines, included in Attachment 4, for the purpose of community consultation, pursuant to clause 5 of Schedule 2, of the Planning and Development (Local Planning Schemes) Regulations 2015:
- An amendment to Appendix 17 Design Guidelines for Lacey Street, included as Attachment 5, for the purposes of community consultation, pursuant to clause 5 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015;
- An amendment to Local Planning Policy No. 7.1.1 Built Form to align building height requirements with the heights outlined in Appendix 18 – Design Guidelines for William Street, for the purpose of community consultation, pursuant to clause 5 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015;
- 1.4. A notice of revocation for the following appendices, for the purpose of community consultation, pursuant to clause 6 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015:
  - 1.4.1 Appendix 3 Design Guidelines for Richmond on the Park;
  - 1.4.3 Appendix 12 Elven on the Park Design Guidelines;
  - 1.4.4 Appendix 14 Design Guidelines for No. 95 Chelmsford Road;
  - 1.4.5 Appendix 15 Joel Terrace Design Guidelines;
  - 1.4.6 Appendix 16 Design Guidelines Perth; and
  - 1.4.7 Appendix 18 Design Guidelines for William;
- 2. PREPARES a notice of revocation for Appendix 8 - Highgate Design Guidelines, for the purpose of community consultation, pursuant to clause 6 of Schedule 2 of the *Planning and* Development (Local Planning Schemes) Regulations 2015;
- PROPOSES designation of Brookman and Moir as a Heritage Area, for the purposes of 3. community consultation, pursuant to clause 9 of Schedule 2, Part 3, Clause 9 of the Planning and Development (Local Planning Schemes) Regulations 2015;
- PREPARES, DETERMINES and PROCEEDS an amendment to the Community and 4. Stakeholder Engagement Policy, included as Attachment 6, as a minor amendment and proceeds with this pursuant to clauses 4 and 5 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015; and
- 5. NOTES Administration will commence an administrative amendment to Local Planning Policy: Character Areas and Heritage Areas to move the Harley Street Heritage Area and

Janet Street Heritage Area to a single, separate local planning policy relating to Heritage Areas along with the Brookman and Moir Streets Heritage Area.

# **PURPOSE OF REPORT:**

For Council to consider the outcomes of preliminary consultation of the Design Guidelines.

# **BACKGROUND:**

# **Design Guidelines**

The Design Guidelines were originally adopted and amended as follows:

| Design<br>Guideline   | Adoption and<br>Amendments                     | Context   | Number of lots |
|---|--|---|----------------|
| Appendix 3 Design Guidelines for Richmond on the Park                   | 8 February 2000<br>24 April 2001               | The site was previously the City of Vincent Depot. In September 1999 Vincent sought to purchase a portion of the City of Perth depot in Osbourne Park for relocation.  The design guidelines were prepared for the development of the land to ensure it fit with the  | 17             |
|   |  | context and addressed Smiths Lake Reserve appropriately.  |                |
| Appendix 6<br>Brookman and<br>Moir Streets<br>Development<br>Guidelines | 27 March 2001<br>11 May 2004<br>28 August 2012 | The Brookman and Moir Streets area is a place of special significance. It is made up of two streets in Perth comprising 58 semi-detached residences and one detached residence in two variants of the Federation Queen Anne style, constructed of limestone and brick with corrugated iron roofs in 1897-98, during the Western Australian Gold Boom period for the Colonial Finance Corporation. | 59             |
|   |  | The design guidelines were prepared to protect and enhance this heritage precinct.  |                |
| Appendix 8<br>Highgate<br>Design<br>Guidelines                          | 9 October 1995                                 | The Western Australian Planning Commission (WAPC) granted conditional subdivision approval in 1995. Condition 9 of the preliminary approval required the preparation of design guidelines.  The design guidelines were prepared to address  | 58             |
|   |  | elements including the interface to existing dwellings in the locality and the streetscape, height and bulk of buildings, setbacks and car parking.   |                |
| Appendix 12<br>Elven on the<br>Park Design<br>Guidelines                | 13 September<br>2005                           | The City completed a five lot subdivision of Elven Street. There was no condition to prepare the design guidelines.   | 5              |
|   |  | The design guidelines were prepared for the development of the land to ensure it fit with the context and addressed Smiths Lake Reserve appropriately.  |                |
| Appendix 14 Design Guidelines for No. 95 Chelmsford Road                | 28 June 2005                                   | In 2004 the WAPC provided subdivision approval including condition 11 to create design guidelines.  The design guidelines were prepared to address issues of building orientation, site coverage, setbacks, the location of driveway crossovers, location of party walls, common fencing and parking.   | 3              |

| Design<br>Guideline                                 | Adoption and<br>Amendments                       | Context  | Number of lots |
|---|--|--|----------------|
| Appendix 15<br>Joel Terrace<br>Design<br>Guidelines | 27 September<br>2005<br>28 August 2012           | Four lots were created from the subdivision of Nos. 128, 128A, 130 and 130A Joel Terrace, Mount Lawley.  The design guidelines were prepared to control and guide future development of the site to ensure it considers its setting overlooking the Swan River, preserves the Camphor Laurel tree and integrates with and preserves the amenity of the surrounding area. | 4              |
| Appendix 16 Design Guidelines Perth                 | 13 March 2007<br>2 December 2008<br>16 June 2020 | A significant development application was submitted in 2005 for the sitesThe design guidelines were prepared to guide the assessment.  | 19             |
| Appendix 17 Design Guidelines Lacey Street          | 5 December 2006<br>12 February 2013              | The design guidelines were prepared to provide developers and landowners with a set of guidelines and direction that reflect the City's expectations with respect to the protection and development of this street. The intent of the Guidelines is that the original building stock in Lacey Street be retained and conserved.  | 29             |
| Appendix 18 Design Guidelines for William Street    | 2 December 2008<br>16 June 2020                  | The design guidelines were prepared to rejuvenate the area along William Street (all lots between Bulwer and Newcastle Streets, including corner lots to the north of Bulwer Street), to reposition the area (between Brisbane and Newcastle Streets) as a Town Centre, and to strengthen its role as a vibrant cultural precinct.                                       | 54             |

# Community and Stakeholder Engagement Policy

The Community and Stakeholder Engagement Policy was adopted by Council on 14 September 2021. It currently has the same consultation requirements for a heritage and character area regarding minor variations to deemed-to-comply criteria.

# **DETAILS:**

# **Guidelines Review**

Administration has reviewed the Design Guidelines as detailed in Attachment 1.

This review was previously presented to Council Members in the 18 March 2022 Policy Paper. The below table includes a summary of the recommendations for each design guideline.

| Design Guideline      | Recommendation  |
|-----------------------|---|
| Appendix 3            | Recommend revoke:   |
| Design Guidelines for | The provisions are suitably covered by Local Planning Policy No. 7.1.1 –    |
| Richmond on the Park  | Built Form (Built Form Policy) and Residential Design Codes (R-Codes).      |
|                       | The current built form aligns with the design guidelines, through the Built |
|                       | Form Policy this will be maintained.  |
| Appendix 6            | Recommend initiating a Heritage Area:                                       |
| Brookman and Moir     | Reclassify as a Heritage Area in accordance with the Regulations;           |
| Streets Development   | Regulations statement regarding the Heritage Area at the start of the       |
| Guidelines            | Policy followed by provisions aligned with the R-Codes;                     |
|                       | The provisions reformed into design principles and deemed to comply to      |
|                       | differentiate between guidance and requirements; and                        |
|                       | Send to the State Government for comment.                                   |

| Design Guideline   | Recommendation   |
|--|--|
| Appendix 8 Highgate<br>Design Guidelines                 | Recommend revoke:  The provisions are suitably covered by the Built Form Policy and R-Codes.  The current built form aligns with the design guidelines, this will be maintained through the Built Form Policy.   |
| Appendix 12<br>Elven on the Park<br>Design Guidelines    | Recommend revoke:  The provisions are suitably covered by the Built Form Policy and R-Codes.  The current built form aligns with the design guidelines, this will be maintained through the Built Form Policy.   |
| Appendix 14 Design Guidelines for No. 95 Chelmsford Road | Recommend revoke:  The provisions are suitably covered by the Built Form Policy and R-Codes.  The current built form aligns with the design guidelines, this will be maintained through the Built Form Policy.   |
| Appendix 15 Joel Terrace Design Guidelines               | <ul> <li>Recommend revoke:</li> <li>The provisions relate to the protection of a large tree in close proximity to the lots. As the tree is a registered tree of significance the tree it would already require development approval for removal.</li> <li>The remaining provisions are covered by the Built Form Policy and R-Codes.</li> <li>The current built form aligns with the design guidelines, this will be maintained through the Built Form Policy.</li> </ul>  |
| Appendix 16 Design Guidelines Perth                      | <ul> <li>Recommend revoke:</li> <li>The provisions are suitably covered by the Built Form Policy and R-Codes.</li> <li>The current built form aligns with the design guidelines, this will be maintained through the Built Form Policy.</li> </ul>   |
| Appendix 17 Design Guidelines Lacey Street               | Recommend initiating a Character Area:  Retain the character of the area through amended local planning policy provisions;  Review the significance of the place; and  Seek feedback as to the designation as a Heritage Area to enable the retention of dwellings.  |
| Appendix 18 Design Guidelines for William Street         | <ul> <li>Recommend revoke:</li> <li>The provisions are suitably covered by the Built Form Policy and R-Codes, except for building height, which was not reflected correctly in Amendment 2 to the Built Form Policy. Instead of showing 4-6 storeys, the Built Form Policy currently shows a building height of 4 storeys. This is proposed to be corrected by Administration unless any objections are received through advertising.</li> <li>The current built form aligns with the design guidelines, this will be maintained through the Built Form Policy.</li> </ul> |

# **Design Guideline Preliminary Consultation**

As a result of the review, preliminary consultation was undertaken for Appendix 6 – Brookman and Moir Streets Design Guidelines, Appendix 8 – Highgate Design Guidelines and Appendix 17 – Design Guidelines for Lacey Street.

This consultation occurred between 17 May and 7 June 2022. The engagement included letters to the residents in the guideline areas inviting them to an on-street meeting in their guideline area and inviting comments on the City's webpage, Imagine Vincent.

The key discussion points resulting from on-street and online consultation are outlined below.

### Appendix 6 - Brookman and Moir Streets Design Guidelines:

 Beautiful street with history and connection to many, a street of social and aesthetic heritage significance;

- A great community feel because people meet on the street when coming out to their cars;
- Debate regarding additions to the rear of the homes Suitable in only one location due to the slope of the land & discussion about how a second storey addition may be suitable on Wellman street - however do not want this to dominate the existing heritage facades;
- Drainage continues to be an issue, especially in the middle of the street and is eroding the heritage structures and needs to be considered; and
- Discussion around car parking and its future in terms of battery storage in front car ports. Residents
  park on the street due to limited on-site parking. Would appreciate being included in the underground
  power program.

### Appendix 8 - Highgate Design Guidelines

- Concerned about surrounding large scale development, did not want this to happen in the guidelines area or changes to the guidelines to facilitate this; and
- With an increase in people living in the dwellings and some being rented, car parking is becoming difficult.

# Appendix 17 - Design Guidelines for Lacey Street

- A great community feel and friendly neighbourhood;
- There is so much history in the place and many people have connection to it, it should be retained; and
- Do not want to see demolition and may be open to heritage listing the street.

A full summary of submissions is included as Attachment 2.

### **Draft Local Planning Policies**

The key changes proposed are as follows:

Appendix 6 – Brookman and Moir Streets Design Guidelines and Appendix 17 – Design Guidelines for Lacey Street are proposed to be modified to ensure the provisions can be implemented suitably within the Local and State Planning Framework. The reform of the provisions is to remove terms which are inconsistent with the planning framework and replace these with Local Housing Objectives and Deemed to Comply Criteria.

A schedule of modifications is included in **Attachment 3**.

Discretion wording-has been removed as it is perceived as providing a loophole to otherwise complying with the provisions. Discretion remains as all development would be subject to a planning approval and would need assessment against the policy.

### Draft Amended Local Planning Policy - Brookman and Moir Heritage Area

Community consultation is proposed on the designation of Brookman and Moir Streets as a Heritage Area, based on the provisions in the current Brookman and Moir Design Guidelines which aim to retain and conserve the existing dwellings. Preliminary consultation undertaken with the community noted the interest in protecting the precinct and for the existing guidelines to be updated to reduce ambiguity.

Befitting Brookman and Moir's inclusion into the State Register of Heritage Places, it is appropriate that development should occur in accordance with provisions contained within a Heritage Area Local Planning Policy.

The draft Local Planning Policy: Brookman and Moir Streets Heritage Area is included as **Attachment 4**.

# **Draft Amended Local Planning Policy - Lacey Street Character Area**

Community consultation is proposed on the designation of Lacey Street as a Character Area, based on the provisions in the current Lacey Street Design Guidelines which aim to conserve the existing dwellings. There was interest from residents through preliminary consultation to protect the character of existing dwellings.

As Lacey Street does not have a heritage designation, the existing design guidelines provisions which do not permit complete demolition of the existing dwellings are not enforceable. Preliminary consultation indicated support for designation as a Heritage Area, Administration will investigate the significance of the area by engaging a heritage consultant and seek feedback regarding the designation during the formal consultation period.

The draft Local Planning Policy: Lacey Street Character Area is included as Attachment 5.

#### Remaining Appendices

The review of Appendix 8 – Highgate Design Guidelines included a site visit to deliver consultation letters and an on-site meeting with residents. Through this review and the comments received through the preliminary consultation it was clear that there was a variety of building styles in the area and the guidelines  ${\tt r}$  contained outdated features which are no longer relevant. Due to this it is recommended that the policy be revoked as the Built Form Policy recognises the context of the area through the requirement of an urban design study and the remaining requirements of the current guidelines are suitably covered through the Built Form Policy.

The remaining appendices are proposed to be revoked as there is suitable planning controls in the existing planning framework, through the Built Form Policy.

### Community and Stakeholder Engagement Policy

To differentiate between character and heritage it is proposed to separate the consultation requirements for these within the Community and Stakeholder Engagement Policy.

Developments which do not meet any deemed-to-comply requirements, are currently required to be advertised to their entire Character Area. This is considered unnecessary in many situations where a proposal only affects a small number of landowners or residents. An amendment to the Community and Stakeholder Engagement Policy is proposed to require advertising of such proposals in a Character Area to be only to those neighbours who are impacted by the proposal. For instance, a patio that proposes a variation to a setback requirement should not be advertised to the entire area, instead this should be advertised to the impacted properties.

Developments in Heritage Areas are not proposed to change. In those circumstances, any development proposing not to meet the deemed-to-comply requirements will be advertised to the entire Heritage Area.

The proposed modification is shown tracked in **Attachment 6**.

#### Structure of Policies

The Harley Street Heritage Area and Janet Street Heritage Area are guided by the City's Local Planning Policy: Character Areas and Heritage Areas. Administration proposes to restructure Local Planning Policy: Character Areas and Heritage Areas such that it only applies to Character Areas, helping to further differentiate between character and heritage. All Heritage Areas would then be contained within a single separate policy.

This will be prepared during advertising subject to this report and will not require further advertising.

#### CONSULTATION/ADVERTISING:

In accordance with the City's <u>Community and Stakeholder Engagement Policy</u>, community consultation of all new and significantly amended policies must be provided for a period exceeding 21 days in the following ways:

- notice published on the City's website;
- notice posted to the City's social media;
- notice published in the local newspapers:
- notice exhibited on the notice board at the City's Administration and Library and Local History Centre;
   and
- letters distributed to relevant local businesses and community groups.

The above will be undertaken for each of the proposed revoked policies and the proposed amendment to the Built Form Policy.

In addition to the items above, an information evening and discussion will be undertaken for Draft Local Planning Policies for Brookman and Moir Streets Heritage Area and Lacey Street Heritage Area.

The draft amendment to the Community and Stakeholder Engagement Policy is minor in nature and maintains the intent of the policy. Advertising is not considered to be necessary under clause 5 of the policy.

#### LEGAL/POLICY:

The City's <u>Policy Development and Review Policy</u> sets out the process for the development and review of the City's policy documents.

The Planning and Development Act 2005 and Planning and Development (Local Planning Schemes)
Regulations 2015 (the Regulations) provide the criteria for creating, amending, and reviewing Local Planning Policies.

Development controls are contained within the City's Local Planning Scheme No. 2 and State Planning Policy 7.3 – Residential Design Codes of Western Australia (R-Codes). The draft policies operate by augmenting and amending the R-Codes, which provides two pathways to achieve development approval, a prescriptive 'deemed to comply' standard (right hand column) and a performance-based 'design principle' and 'local housing objective' (left hand column).

#### **RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council to undertake community consultation of the proposed local planning policies.

# **STRATEGIC IMPLICATIONS:**

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

### Sensitive Design

Our built form is attractive and diverse, in line with our growing and changing community. Our built form character and heritage is protected and enhanced.

Our planning framework supports quality design, sustainable urban built form and is responsive to our community and local context.

### **SUSTAINABILITY IMPLICATIONS:**

This is in keeping with the following key sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024.* 

The preparation of local planning policies aims to achieve sustainable development outcomes in the future by encouraging the retention and renovation of older building stock through flexible guidelines.

#### **PUBLIC HEALTH IMPLICATIONS:**

This is in keeping with the following priority health outcomes of the City's Public Health Plan 2020-2025:

Increased mental health and wellbeing

Increased physical activity

Reduced injuries and a safer community

#### FINANCIAL/BUDGET IMPLICATIONS:

The cost of advertising and implementing the local planning policies will be met through the City's existing operational budget.

# **COMMENTS:**

Administration recommends rescinding and modifying the design guidelines and policies to simplify the planning framework within the City whilst ensuring development is in keeping with the City's *Strategic Community Plan 2018-2028*.

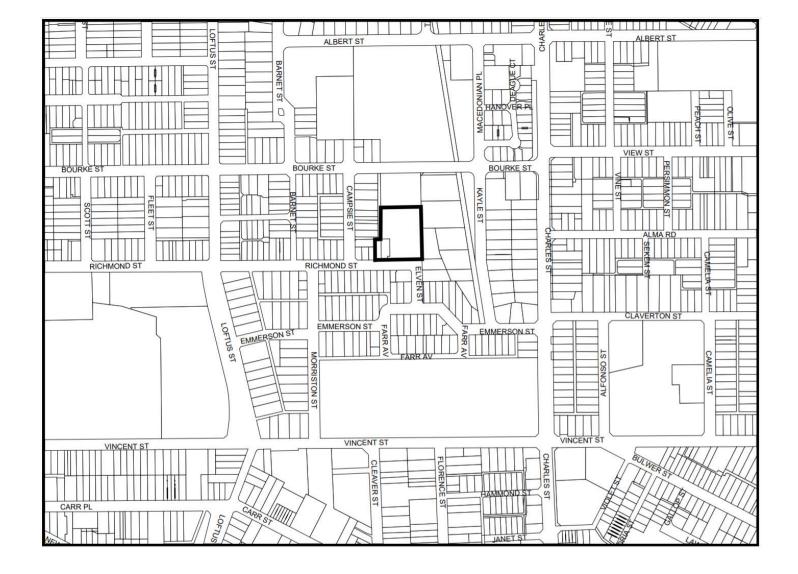
# **Appendix 3 - Design Guidelines for Richmond on the Park**

**Adopted** 8 February 2000 **Amended** 24 April 2001

Number of Lots 17

Zone - Residential Code - R40 Built Form Area - Residential

No heritage listing.



| Relevant Measurable Provisions   | Built Form Policy (Equivalent)                      | R Codes (Equivalent)                             | Relevant Guiding  | Impact if rescinded   | Amend/             | Comment (Rescind, Review or Retain)   |
|--|---|--|-------------------|---|--------------------|---|
|  |   |  | Provisions        |   | Rescind/<br>Review |   |
| 1 - Introduction;  | -   | -  | Clause 1,2 & 4 of | -   | , and a second     | These provisions provide context for the location and what is to be achieved. The location has been                               |
| 2 - Context; and   |   |  | guidelines        |   |                    | built to the majority of objectives of the policy.  |
| 4 - Development Objectives   |   |  | ŭ                 |   |                    |   |
| Each clause does not have measurable provisions however these describe                     |   |  |                   |   |                    | The site was previously the City of Vincent Depot. In September 1999 Vincent sought to purchase a                                 |
| the place and the outcomes sought.   |   |  |                   |   |                    | portion of the City of Perth depot in Osbourne Park for relocation.   |
|  |   |  |                   |   |                    |   |
|  |   |  |                   |   |                    | Overall recommendation for the guidelines:  |
|  |   |  |                   |   |                    | There are only some relevant provisions and guidance that remain in the policy. It is recommended                                 |
|  |   |  |                   |   |                    | that the guidelines be rescinded.   |
| 5ia) Land use  | -   | -  | -                 | -   |                    | Recommend rescind.  |
| Residential to accommodate single dwelling.  |   |  |                   |   |                    |   |
|  |   |  |                   |   |                    | Land use is governed by the Scheme. The lots have been built with single dwellings.   |
| b) Density   | -   | -  | -                 | -   |                    | Recommend rescind.  |
| R40  |   |  |                   |   |                    |   |
|  |   |  |                   |   |                    | Density is controlled by the Scheme.  |
| c) Access  | N/A   | Clause 5.3.5 of the R Codes Volume 1 remains and | -                 | -   |                    | Recommend rescind.  |
| No vehicle access to/from Richmond Street for any lots.                                    |   | applies:   |                   |   |                    |   |
|  |   | - From ROW;                                      |                   |   |                    |   |
|  |   | - From secondary street; or                      |                   |   |                    |   |
|  |   | - From primary street (where there is no         |                   |   |                    |   |
|  |   | alternative).                                    |                   |   |                    |   |
| d) Car parking   | -   | Clause 5.3.3 of the R Codes Volume 1 remains and | -                 | One bay would be required instead of two.   |                    | Recommend rescind.  |
| - 2 bays per dwelling  |   | applies.   |                   |   |                    |   |
|  |   | - Requires 1 car parking bay.                    |                   |   |                    |   |
| e) Setbacks  | V1, Clause C5.1.1 - Primary street setback, average | Clause 5.1.2 C2.2 = 1m setback at R40            | -                 | Lot 601 may be the only lot impacted by a   |                    | Recommend rescind.  |
| Lot 601 - 6m setback from Richmond & 1.5m from the access road;                            | of 5 a side;  |  |                   | slightly reduced setback resulting from an  |                    |   |
| Lot 602 - 1.5m setback from Richmond   | V1, Clause C5.1.6 - Ground floor secondary street   |  |                   | average of 5 a side; and  |                    |   |
|  | setback as per the R Codes.                         |  |                   | The side setbacks as per the R Codes are 1m   |                    |   |
| Lot 611 to 615 - 4m from access road & nil side setbacks                                   |   |  |                   | instead of 1.5m.  |                    |   |
| Lot 602 to 610 - 4m from Smiths Lake Reserve & nil side setbacks.                          |   |  |                   | T 1   |                    |   |
|  |   |  |                   | The lots are uniformly built - using the average                                      |                    |   |
| Carports open on all sides to access road or right of way on the western side of all lots. |   |  |                   | of 5 properties either side would result in a similar setback for the remaining lots. |                    |   |
| side of all lots.  |   |  |                   | similar serback for the remaining fors.   |                    |   |
|  |   |  |                   |   |                    |   |
|  |   |  |                   |   |                    |   |
|  |   |  |                   |   |                    |   |
|  |   |  |                   |   |                    |   |
|  |   |  |                   |   |                    |   |
|  |   |  |                   |   |                    |   |
| f) Height  | V1, Clause C5.3.1 - 2 storeys                       | -  | -                 | -   |                    | Recommend rescind.  |
| 2 storey maximum.  |   |  |                   |   |                    |   |
|  |   |  | ļ                 |   |                    |   |
| iia) Streetscape   | 5.6 Street Surveillance                             | 5.2.3 Street Surveillance                        | 5iia)             | -   |                    | Recommend rescind.  |
| - Address & enhance the streetscape with orientation and landscaping                       | - Primary st elevation to address the street and    | - Address the st with defined entry points.      | 1                 |   |                    |   |
| WSUD;  | include the entry to the dwelling.                  |  | 1                 |   |                    | There is some design guidance in the clause however the same outcomes would be delivered through the Built Form Policy & R Codes. |
| - Balconies and other openings (up to a depth of 0.75m) on upper floor walls;              |   |  | 1                 |   |                    | unough the built rottl rottle a n codes.  |
| - Active frontage to Richmond Street, Access Road and Smiths Lake                          |   |  | 1                 |   |                    |   |
| Reserve; and   |   |  | 1                 |   |                    |   |
| - Solar orientation of the courtyards and living areas.                                    |   |  | 1                 |   |                    |   |
| , ,  |   |  |                   |   |                    |   |
| iiia) Amenity  |   |  | Siiia)            |   |                    | Recommend rescind.  |
| - Complementary to other dwellings and minimise glare; and                                 |   |  | Jina)             |   |                    | necommena resuma.   |
| - Dwellings designed for individuality.  |   |  | 1                 |   |                    |   |
| g_ designed for marriadancy.   |   |  | 1                 |   |                    |   |
|  |   |  | 1                 |   |                    |   |
|  |   |  | <u> </u>          | 1   |                    |   |

Item 9.2- Attachment 1 - Design Guideline Review Rescind Review Remain Review Remain Page 48

| Relevant Measurable Provisions  | Built Form Policy (Equivalent)   | R Codes (Equivalent)   | Relevant Guiding | Impact if rescinded  | Amend/             | Comment (Rescind, Review or Retain)  |
|---|--|--|------------------|--|--------------------|--|
|   | ,,,,   | ` · · · ·  | Provisions       | ,  | Rescind/<br>Review |  |
| iiib) Overlooking - Dwellings designed to minimise overlooking  | -  | Clause 5.4.1 Visual Privacy of the R Codes Volume remains and applies Setback appropriately or permanently screened to restrict views. | 1 Siiib)         | -  |                    | Recommend rescind.   |
| iiic) Service/Servicing<br>- 1sqm for services  | 5.10 External Fixtures, Utilities and Facilities   | 5.4.4 External Fixtures, Utilities and Facilities C4.1 and C4.2 of the R Codes Volume 1 remain and apply.                              | 5iiic)           | -  |                    | Recommend rescind.   |
| iiid) Landscaping  - Car parking and hard surface areas are to be landscaped to reduce visual impact and provide shade.   | *The Built Form Policy Deemed to Comply provisions represent a Council adopted policy position however do not apply as Deemed to Comply provisions until the Western Australian Planning Commission (WAPC) have granted approval in accordance with section 7.3 of the R Codes Volume 1. Until the WAPC have granted approval the relevant Deemed to Comply provisions of the R Codes Volume 1 apply.  - Deep soil areas; - Planting areas; - Canopy coverage; and - Tree retention. |  | Siiid)           |  |                    | Recommend rescind.  The built form policy does not seek hard surface landscaping - the policy seeks deep soil areas and canopy coverage which are more extensive than these requirements. These elements that the BFP seek are subject to WAPC approval. |
| iiie) Fencing/Walls  - Fencing maximum height 1.8m above the footpath level (2m for decorative capping on piers).  - Front setback fencing and gates (Richmond Street, Access Road and Smiths Lake Reserve) solid up to 1.2m above footpath level any fencing above is to be 50% visually permeable wrought iron/metal infill panels with brick or masonry piers.  - Fibro cement sheets or recycled material is not permitted. | V1, Clause C5.7.2 - Primary street setback area - Maximum height 1.8m; - Decorative capping of piers to 2m; and - Maximum solid portion of wall 1.2m.  | -  | Silie)           | The fences to Smiths Lake Reserve may be considered rear fences without this guidance - and may not allow passive surveillance on the ground floor. Passive surveillance would still be provided by the upper floor. |                    | In order to maintain passive ground floor surveillance on Smiths Lake Reserve and the open fencing style a provision or guidance may be needed.  |
| iiif) Courtyards<br>- 20 sqm; and<br>- Minimum dimension 4m.  | -  | V1, Clause 5.1.4 C4.<br>- 20sqm  | Siiif)           | The R Codes does not provide a minimum dimension.  |                    | Recommend rescind.  The overall open space area requirement remains and applies.   |

Item 9.2- Attachment 1 - Design Guideline Review Rescind Resci

# **Appendix No. 6 Brookman and Moir Streets Development Guidelines**

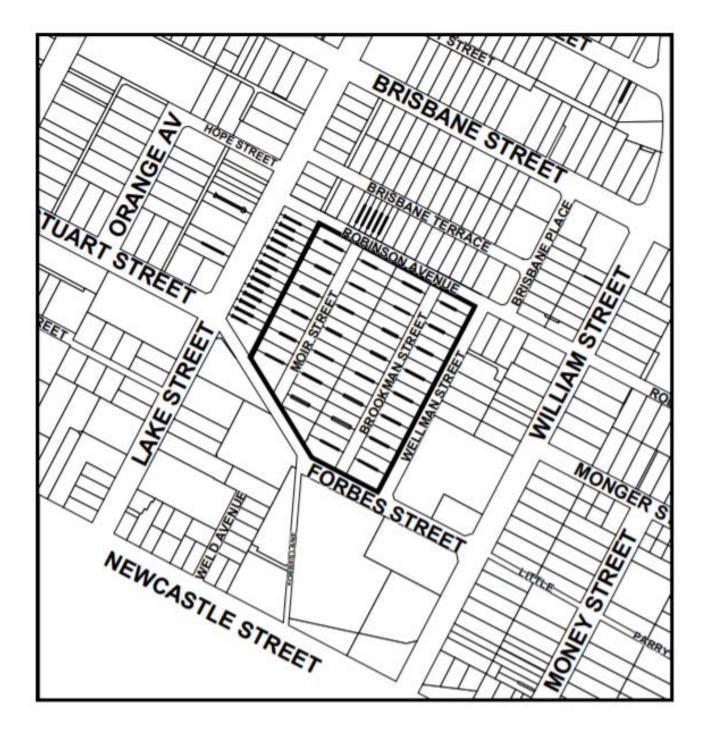
Adopted 27 March 2001

**Amended** 11 May 2004 28 August 2012

Number of Lots 58

Zone - Residential Code - R25 Built Form Area - Residential

All properties State and Local heritage listing.



| Relevant Measurable Provisions  | Built Form Policy (Equivalent) | R Codes (Equivalent) | Relevant Guiding<br>Provisions  | Impact if rescinded  | Amend/<br>Rescind/<br>Review | Comment (Rescind, Review or Retain)   |
|---|--------------------------------|----------------------|---|--|------------------------------|---|
| 1 INTRODUCTION; 2 AIM OF THE GUIDELINES 3 ALTERATIONS AND ADDITIONS   |                                |                      | 1 - Outline of the area and reasons why the place is significant in terms of its Heritage; 2 - Outlines the intent of the provisions and how they operate (would be more suitable as an 'assessment process' and/or 'relationship to other documents' section; 2.1 - Clear objectives; 3 - Alteration and Additions: This sections details that the original features should be maintained and all features than can be viewed from the street and also provides a definition of 'viewed from the street, Original features should not be lost - external facade treatments should be minimal and restoration | There would be limited guidance for development if these clauses were rescinded.   |                              | All properties in the area are Heritage Listed; Development Approval of the City would be required for any works to the properties (P&D Act Part 10, Division 5, s. 163); Assessment and determination would be in accordance with LPP made under LPS2 which would be to conserve in line with the Burra Charter; Retain items that are original and restore.  The guidelines are comprehensive and detail many of the elements of the traditional homes and how these can be recreated or repaired to match the traditional dwellings. A detailed way (deign guidelines) of how to keep the traditional streetscape and ensure the dwellings continue to resemble the description provided in the heritage listing.  As an overall recommendation for the guidelines:  - Reinstate as a Heritage Area;  - The provisions changed into deemed to comply and guidance;  - Sent to the State Government for comment;  - Unesco for comment;  - Regulations statement at the start of the policy and then LPP provisions aligned with the R Codes to follow.  Notes:  - Clause 63(3) of the P&D Regulations can require plans of existing and adjoining properties and materials.  - Considered to be given due regard to the provisions of the Design Guidelines in accordance with Schedule 2, Part 9, Clause 67 (g), (k), (l) and (zb) of the P&D (LPS) Regulations 2015.  Connsistently referred to as a Heritage Precinct within the Design Guidelines. |
| 4 - Roofs 30 degree pitch; Materials = Rolled-top ridges, timber barge caps (not metal), with Ogee gutters and circular down pipes, are required when replacing roof details, Television aerials, air conditioning and other fittings may be roof-mounted, but must not be visible from the public domain.  Carports will not be permitted. | -                              | -                    | of original detail be carried out to 4, 4.1, 4.2, 4.3 & 4.4  Traditional Z600 Custom Orb profile sheeting, laid in short lengths  Deep red and deep green are the two colours that should be used as roof colours. Roof colours should match with the neighbouring attached dwelling, due to the historical nature of giving two semi-detached dwellings the appearance of a more substantial residence. The  | There are no other requirements for roof pitch in the planning framework the 30 degree angle and suggested materials would not be required.  |                              | Recommend remain.  This clause adds to the guidance that should be maintained however this may not be suitable to be a deemed to comply instead add to the character statement regarding roofs. The roof pitch is part of the context and should be recognised as part of the character statement that would be typical of a Federation Queen Anne Style.   |
| S - External Walls (Front walls does not include Street Walls or Fences)     Retain existing     Advice on materials to be used     Render should be removed - particularly where damp is present.  | -                              | -                    | 5, 5.1, 5.2, 5.3 & 5.4  | -  |                              | Recommend remain.  This clause adds to the guidance that should be maintained however this may not be suitable to be a deemed to comply instead add to the character statement regarding front external walls.  |
| 6 - Front Verandas Advice on material and form to be used and what will be acceptable in replacement.   | -                              |                      | 6   | No impact.  As these dwellings are heritage listed assessment would determine whether any changes were happening to the façade of the dwellings. Consideration of the conservation principle article 1.4 of the Burra Charter would form part of the assessment. |                              | Recommend remain.  This clause adds to the guidance that should be maintained however this may not be suitable to be a deemed to comply instead add to the character statement regarding front verandahs.   |
| 7 - Windows  Description of the form and material of windows and how these are to be retained or if need be replaced.   | -                              | -                    | 7   | No impact.  As these dwellings are heritage listed assessment would determine whether any changes were happening to the façade of the dwellings. Consideration of the conservation principle article 1.4 of the Burra Charter would form part of the assessment. |                              | Recommend remain.  This clause adds to the guidance that should be maintained however this may not be suitable to be a deemed to comply instead add to the character statement regarding windows. These guiding clauses provide additional explanation of how each place should be conserved to align with the Heritage Assessment and Statement of Significance.   |

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| Relevant Measurable Provisions   | Built Form Policy (Equivalent)   | R Codes (Equivalent)   | Relevant Guiding<br>Provisions | Impact if rescinded   | Amend/<br>Rescind/<br>Review | Comment (Rescind, Review or Retain)   |
|--|--|--|--------------------------------|---|------------------------------|---|
| 8 - Front Doors and Hopper Lights<br>Retain the form and materials of doors;<br>Specifies different doors for 2 & 4 Brookman on the street.  | -  |  | 8                              | No impact.  As these dwellings are heritage listed assessment would determine whether any changes were happening to the façade of the dwellings. Consideration of the conservation principle article 1.4 of the Burra Charter would form part of the assessment.                      |                              | Recommend review.  Character statement to include: - the retention of original front doors and hopper lights; - Where security screens are required stainless steel mesh fly screens or other visually permeable security screens may be considered.  Add this information to the character statement. Remove some of the statements including the below.  Curious language: 'Where security screens are required stainless steel mesh fly screen are highly advisable, as illustrated by the City of Vincent's own heritage properties.' |
| 9 - Chimneys To be retained (all); Except in areas where additions are allowed.  | -  | -  | 9                              | No impact.  As these dwellings are heritage listed assessment would determine whether any changes were happening to the façade of the dwellings. Consideration of the conservation principle article 1.4 of the Burra Charter would form part of the assessment.                      |                              | Recommend remain.  The information relating to the materials of the chimneys is good guidance however the clause should be amended to include only the requirement to retain.  Difficult for compliance - the chimney could be illegally removed with no recourse:  'Where original chimneys have been altered and simplified, these changes may be retained.'  |
| 10 - External Decorative Details Retained if original; Removed if damaged beyond conservation; or Reinstatement to original detail is encouraged.  | -  | -  | 10                             | No impact.  As these dwellings are heritage listed assessment would determine whether any changes were happening to the façade of the dwellings. Consideration of the conservation principle article 1.4 of the Burra Charter would form part of the assessment.                      |                              | Recommend remain.  This clause adds to the guidance that should be maintained however this may not be suitable to be a deemed to comply instead add to the character statement regarding external decorative details. These guiding clauses provide additional explanation of how each place should be conserved to align with the Heritage Assessment and Statement of Significance.   |
| 11 - Front Street Fences and Secondary Street Fences<br>750mm solid or 1200mm open - allowed;<br>Small or no fences are encouraged.  | -  | V1, Cl. 5.2.4 Street Walls & Fences Visually permeable above 1.2m. V1, Cl. 5.2.5 - Sight lines Provides unobstructed views at vehicle access points. | 11                             | Development of higher fences (above 1.2) may be deemed to comply if these provisions were rescinded; however Maintaining the heritage streetscape would mean maintaining views to the dwellings with low fencing - the heritage listing would require the development of a low fence. |                              | Recommend remain.  R Codes allows the amendment or replacement of Street Walls and Fences clause.  Review clause to provide clear deemed to comply criteria.  |
| 12 - Front Gardens:<br>Small scale front gardens;<br>large trees discouraged.  | V1, Clause 5.9 - Landscaping<br>These provisions are subject to the approval of the<br>WAPC. | N/A Landscaping clause 5.3.2 C2.1 only applies to Grouped & Multiple Dwellings   | 12                             | No Impact. The provision is currently guidance and advice.  |                              | Recommend review.  The provisions may need to outline the traditional front gardens and that the provisions relating to Landscaping of the Built Form Policy should be delivered at the rear of the lot.  |
| 13 - Car parking:  No garages or carports permitted; nor  Any on-site parking in the front setback.  | -  | 5.3.5 - Vehicular Access C5.1  | 13                             | No impact.  As these dwellings are heritage listed assessment would determine whether any changes were happening to the façade of the dwellings. Consideration of the conservation principle article 1.4 of the Burra Charter would form part of the assessment.                      |                              | Recommend remain.  The guidance provides interpretation of the heritage impact assessment. Guidance would be suitable however deemed to comply criteria would require the approval of the WAPC as the R Codes does not allow amendments or replacements of deemed to comply criteria related to Vehicular Access as per Clause 7.3.1.   |
| 14 - Rear Garages: Reasonable to contemplate rear garages (where the rear water closet is not demolished) as these would not detract from the streetscape; Studios may be accepted above - however should not be seen from the street. | -  | 5.3.5 - Vehicular Access C5.2  | 14                             | No impact.  As these dwellings are heritage listed assessment would determine whether any changes were happening to the façade of the dwellings. Consideration of the conservation principle article 1.4 of the Burra Charter would form part of the assessment.                      |                              | Recommend review.  This guidance is also relevant to additions in the area as it echoes the provision that these be concealed from street view.   |
| 15 - Rear Water Closets: To be kept; unless Council will only consider the demolition of water closets where retentior is no longer prudent or feasible.   | -  | -  | 15                             | -   |                              | Recommend rescind.  This clause adds to the guidance that may be maintained and would add to the character statement regarding Rear Water Closets. These guiding clauses provide additional explanation of how each place should be conserved to align with the Heritage Assessment and Statement of Significance.  |
| 16 - Colours  Paint scraping encouraged to reveal the original colours, restoration to these colours encouraged.   | -  | -  | 16                             |   |                              | Recommend rescind.  Heritage assessment would include suitable colours.   |

Item 9.2- Attachment 1 - Design Guideline Review Rescind Review Remain Review Remain Page 52

| Relevant Measurable Provisions   | Built Form Policy (Equivalent) | R Codes (Equivalent)  | Relevant Guiding<br>Provisions | Impact if rescinded   | Amend/<br>Rescind/<br>Review | Comment (Rescind, Review or Retain)  |
|--|--------------------------------|---|--------------------------------|---|------------------------------|--|
| 17 - Internal Planning  No essential requirements; reinstatement of fireplaces and rooms is encouraged.                        |                                | -   | 17                             | -   |                              | Recommend rescind.  Heritage assessment does not consider the internal planning of spaces, this is of lesser import than the external appearance and continued use of the place.   |
| 18 - Demolition Not permitted; unless In exceptional circumstances.  | -                              | -   | 18                             | -   |                              | Recommend review.  The demolition of a heritage listed property is not allowed unless development approval has been provided. In accordance with the Regulations.  |
| 19 - Open Space  Meet the performance criteria of the R Codes as there is limited space to meet the deemed to comply criteria. |                                | Clause 5.1.4 of the R Codes Volume 1 remains and applies R25 - 50% of the site as open space; and - 30sqm outdoor living area | 19                             | -   |                              | Recommend review.  Due to the lack of space around these dwellings it is noted that a lesser amount of open space is suitable (to satisfy 5.1.4 P4 of the R Codes) as it would ensure the heritage building is maintained in its form rather than demolished for open space. Guidance would be suitable however deemed to comply criteria would require the approval of the WAPC as the R Codes does not allow amendments or replacements of deemed to comply. |
| 20 - Development considerations  May balance a number of items to ensure conservation of the original dwellings is achieved.   | -                              | -   | 20                             | -   |                              | Recommend review.  These provisions outline what the City will consider in determining development. It outlines that the conservation of the dwellings is of high priority and to do so would allow consideration of these elements as a performance assessment rather than needing to meet the deemed to comply criteria.   |
| 21 - Infrastructure upgrades should not detract from the heritage.   | -                              | -   | 21                             | -   |                              | This does not seem to be the most suitable place for this to be captured.  |
| 22, 23 & 24 - Figures Useful figures demonstrating acceptable addition areas and outlining the original features of the homes. | -                              | -   | 22, 23 & 24                    | Reduces the visual tools for guidance of how to retain the dwellings. |                              | Recommend remain.  This should form part of guidance as these are clear demonstrations of the guidelines.  |
| -  | -                              | -   | -                              | -   | -                            | Clarification is required on the building height provisions and acceptability within the precinct. Built Form Policy allows 2 storeys to the area however the guidelines do not provide any building height details. Wording of the provisions could be read to prohibit or constrain 2 storey development. Expected outcomes to only be of a single storey scale, however this is not explicitly referred to anywhere.  |

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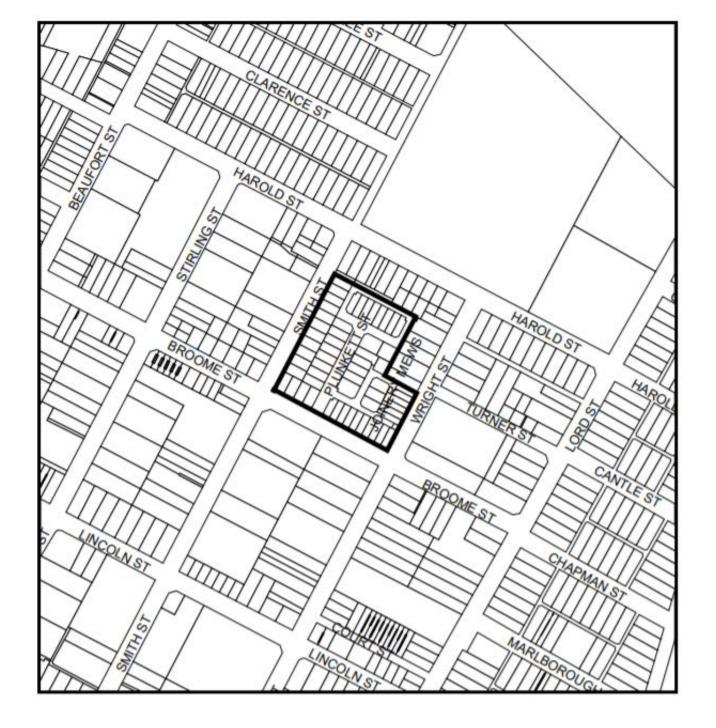
# **Appendix No. 8 Highgate Design Guidelines**

Adopted 9 October 1995

**Number of Lots =** 58

Zone - Residential Code - R80 Built Form Area - Residential

No heritage listing.



| Relevant Measurable Provisions  | Built Form Policy (Equivalent)                   | R Codes (Equivalent)                             | Relevant Guiding<br>Provisions | Impact if rescinded  | Amend/<br>Rescind/<br>Review | Comment (Rescind, Review or Retain)  |
|---|--|--|--------------------------------|--|------------------------------|--|
| 1 - CONTEXT   | -  | -  | 1 & 2                          | -  |                              | Recommend rescind.   |
| 2 - SCOPE OF GUIDELINES   |  |  |                                |  |                              | The description is outdated describing a delicatessen on the corner of Smith & Broome Street, this   |
| These clauses provide a background, context and operation of the  |  |  |                                |  |                              | appears to be a professional office.   |
| guidelines.   |  |  |                                |  |                              | There are Restrictive Covenants on many of the lots in this area. Reviewing these guidelines may   |
|   |  |  |                                |  |                              | impact the restrictive covenants and should be made clear in any consultation.   |
| 3 Building Form   | 5.12 - Urban Design Study;                       | 5.2.3 - Street Surveillance                      | 3                              | -  |                              | Recommend rescind.   |
| - Developed in line with existing context;  | - Context 1.8 Environmentally Sustainable Design | - Address the primary street                     |                                |  |                              |  |
| <ul> <li>Address the primary street;</li> <li>Orient living spaces with northern openings; and</li> </ul> | - Orientation                                    | 5.3.1 - Outdoor living areas - Access to garden. |                                |  |                              |  |
| - Major apertures facing or providing access to the garden.   |  |  |                                |  |                              |  |
|   |  |  |                                |  |                              |  |
| 4 Building Envelope   | -  | -  | 4                              | -  |                              | Recommend rescind.   |
| - Figures 2, 3 & 4 providing sections for typical building envelopes.                                     |  |  |                                |  |                              |  |
|   |  |  |                                |  |                              | The image provides some measurable provisions however it is ambiguous.   |
|   |  |  |                                |  |                              |  |
|   |  |  |                                |  |                              |  |
|   |  |  |                                |  |                              |  |
| 5 Privacy - Acoustic and visual with attention to:  | -  | 5.4.1 Visual Privacy                             | 5                              | -  |                              | Recommend rescind.   |
| Construction materials and techniques to reduce impact;   |  |  |                                |  |                              |  |
| Layout - reduce impact of conflicting uses;   |  |  |                                |  |                              |  |
| Design to reduce overlooking.   |  |  |                                |  |                              |  |
|   |  |  |                                |  |                              |  |
| 6 Roof  | E 12 Urban Design Study                          |  | 6                              |  |                              | December of second   |
| - Pitch 30-45 degrees   | 5.12 - Urban Design Study                        | -  | ь                              |  |                              | Recommend rescind.   |
|   |  |  |                                |  |                              | The provisions do not seek a greater outcome.  |
|   |  |  |                                |  |                              |  |
|   |  |  |                                |  |                              |  |
|   |  |  |                                |  |                              |  |
| 7 Narrow lots   | 5.12 - Urban Design Study                        | -  | 7                              | -  |                              | Recommend rescind.   |
| Appropriate design of a narrow lot including vertical articulation.                                       |  |  |                                |  |                              |  |
|   |  |  |                                |  |                              |  |
|   |  |  |                                |  |                              |  |
|   |  |  |                                |  |                              |  |
|   |  |  |                                |  |                              |  |
| 8 Articulation and design - Building elements to provide fine grained interest;                           | 5.12 - Urban Design Study                        | -  | 8                              | -  |                              | Recommend rescind.   |
| - Variety, richness and individuality and reduction of bulk;  |  |  |                                |  |                              |  |
| - Corner buildings to address both streets; and - Reduced impact of garages and carports.                 |  |  |                                |  |                              |  |
| - Neduced Impact of garages and carports.   |  |  |                                |  |                              |  |
|   |  |  |                                |  |                              |  |
| 9 Setbacks  | 5.1 Street Setback;                              | 5.1.2 Street Setback;                            | 9                              | Street setback: The lots are uniformly built -   |                              | Recommend rescind.   |
| - Corner lots to have a 1m setback for the length of 25 per cent of a                                     | 5.2 Lot Boundary Setback; and                    | 5.1.3 Lot Boundary Setback; and                  |                                | using the average of 5 properties either side  |                              |  |
| nominated boundary - the remaining setback to be in accordance with Design Guideline table;               | 5.4 Garages & Carports.                          | 5.2.1 Garages and carports.                      |                                | would result in a similar setback for the remaining lots;                              |                              | Figure 1 and Table 1 are not suitable to be implemented where they diminish the R Code set by the Scheme and should be rescinded to avoid confusion. |
| - 6m for enclosed garages to the street; or 0m where adjoining the  |  |  |                                | Lot boundary setbacks are in line with the R   |                              | and should be resolved to avoid confident.   |
| Mews.   |  |  |                                | Codes - no impact; and   |                              |  |
| - 1.5m for open car ports; 0m from the Mews;<br>- Opportunity exists to build to the boundary;            |  |  |                                | Garages and carports provisions in the built form policy operate in the same way where |                              |  |
| 10 Sector Density & Lot Yield   | -  | -  | 10                             | Rescinding will provide clarity that the Local   |                              | Recommend rescind.   |
| - Diversity in housing through a variety of density.  |  |  |                                | Planning Scheme shows the density of the site.   |                              |  |
|   |  |  |                                |  |                              |  |
|   |  |  |                                |  |                              |  |
|   |  |  |                                |  |                              |  |
|   |  |  |                                |  |                              |  |
|   |  |  |                                |  |                              |  |

Item 9.2- Attachment 1 - Design Guideline Review Remain Review Remain Re

| Relevant Measurable Provisions  | Built Form Policy (Equivalent)             | R Codes (Equivalent)  | Relevant Guiding<br>Provisions | Impact if rescinded  | Amend/<br>Rescind/<br>Review | Comment (Rescind, Review or Retain)   |
|---|--|---|--------------------------------|--|------------------------------|---|
| 11 Zero lot line - The guidelines nominate a boundary to have nil setback. This provides a suitable solar access to adjoining sites.  |  | 5.4.2 Solar access for adjoining sites                                | 11                             | Rescinding will provide clarity as to where boundary walls are appropriate and where a setback is necessary. Further to this the R Codes provides protection for solar access to adjoining properties. |                              | Recommend rescind.  |
| 12 Access and parking - Pedestrian access to the street; - May provide a 1 or 2 bays.   |  | 5.3.3 Parking; & 5.3.6 Pedestrian access                              | 12                             | -  |                              | Recommend rescind.  Covered by the R Codes.   |
| 13 Open Space - Accessible from living area; - 40sqm with 4m dimension; - Can be on ground or balcony; - Site cover maximum 60%   |  | 5.1.4 Open space  | 13                             | If rescinded: 40sqm to 16sqm minimum outdoor living area, 40% to 30% - minimum open space; and 4m minimum dimension to nil.  |                              | Recommend rescind.  Contradicts the R Codes.  |
| 14 Services<br>- Integrate meter boxes.   | 5.12 - Urban Design Study                  | -   | 14                             | -  |                              | Recommend rescind.  |
| 15 Colours and Materials - A variety is allowed to provide interest; - Reflective glass is not permitted.   | 5.12 - Urban Design Study                  | -   | 15                             | -  |                              | Recommend rescind.  |
| 16 Fencing and retaining - Solid 1.2m visually permeable above; - Should not exceed 1.8m.   | •  | V1, Cl. 5.2.4 Street Walls & Fences<br>Visually permeable above 1.2m. | 16                             | -  |                              | Recommend rescind.  The built form policy provides suitable guidance in aligned with the design guideline provisions. |
| 17 Landscaping - Permeable paving; - Scale of trees should relate to building mass; - Deciduous trees to shield windows; - Plant species to complement subdivision.   | •  | 5.9 Landscaping   | 17                             | The provisions of the built form policy seek a greater landscaping outcome.  |                              | Recommend rescind.  |
| Note Lots 201-204, 224-231, 239-248 and 249-254:  - Height to match adjoining or within 600mm;  - 30cm minimum & 2 storey minimum;  - Roofs to match one another;  - Balconies and decks can project 1m into the front setback as long as the are 1.8m deep;  - Window opening proportion | 5.3 Building height;<br>5.1 Street setback | 5.1.2 Street setback  | Note.                          | -  |                              | Recommend rescind. The provisions are unnecessary and confusing.  |

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# **Appendix 12 Elven on the Park Design Guidelines**

Adopted 13 September 2005

**Number of Lots =** 5

Zone - Residential

**Code -** R40

**Built Form Area - Residential** 

No heritage listing.



| Relevant Measurable Provisions                                 | Built Form Policy (Equivalent)  |  | Relevant Guiding<br>Provisions | Impact if rescinded  | Amend/<br>Rescind/<br>Review | Comment (Rescind, Review or Retain)  |
|--|---|--|--------------------------------|--|------------------------------|--|
| 1 INTRODUCTION;  | -   | -  | 1, 2 & 4.                      | Less guidance and context of the area to inform  |                              | Recommend rescind.   |
| 2 CONTEXT;   |   |  | ,                              | decisions.   |                              |  |
| 4; DEVELOPMENT OBJECTIVES                                      |   |  |                                |  |                              | Clause 2 is a good statement of the history and context. Clause 4 has clear objectives which have been realised. |
|  |   |  |                                |  |                              | Overall recommendation rescind.  |
|  |   |  |                                |  |                              |  |
| Sia) Land use<br>Residential to accommodate single dwelling.   | -   | -  | 5ia & 5ib                      | No impact.  The Local Planning Scheme contains The land  |                              | Recommend rescind.   |
| 5ib) Density<br>To be R40.                                     |   |  |                                | use and density.   |                              |  |
|  |   |  |                                |  |                              |  |
| Sic) Access - From street only.                                |   | Clause 5.3.5 of the R Codes Volume 1 remains and applies: - From ROW; - From secondary street; or - From primary street (where there is no | 5ic                            | -  |                              | Recommend rescind.   |
|  |   | alternative).  |                                |  |                              |  |
| Sid) Car Parking - Minimum ratio of 2;                         | 5.4 Garages & Carports.   | Clause 5.3.3 of the R Codes Volume 1 remains and applies.  | 5id                            | One bay would be required instead of two.  |                              | Recommend rescind.   |
| - One covered.   |   | - Requires 1 car parking bay.  |                                |  |                              | The clause also refers to a rescinded policy.  |
|  |   |  |                                |  |                              |  |
| 5ie) Setbacks<br>- Street 3m;                                  | V1, Clause C5.1.1 - Primary street setback, average of 5 a side;                    | Clause 5.1.2 C2.2 = 1m setback at R40  | 5ie                            | The side setbacks as per the R Codes are 1m instead of 1.5m.   |                              | Recommend rescind.   |
| - Secondary Street 1.5m;<br>- Rear 2m.                         | V1, Clause C5.1.6 - Ground floor secondary street setback as per the R Codes.       |  |                                | The lots are uniformly built - using the average of 5 properties either side would result in a similar setback for the remaining lots. |                              | All lots have been built in accordance with these setbacks.  |
|  |   |  |                                |  |                              |  |
| Sif) Height<br>- 2 Storeys                                     | V1, Clause C5.3.1 - 2 storeys   | -  | Sif                            | -  |                              | Recommend rescind.   |
|  |   |  |                                |  |                              |  |
| Sig) Roof  | 5.12 - Urban Design Study   | -  | 5ig                            | -  |                              | Recommend rescind.   |
| - Pitch 30-45 degrees  |   |  |                                |  |                              | The provisions do not seek a greater outcome.  |
|  |   |  |                                |  |                              |  |
| Siia) Streetscape<br>- Identifiable front entrant              | 5.12 - Urban Design Study<br>5.6 Street Surveillance                                | 5.2.3 Street Surveillance - Address the st with defined entry points.  | 5iia                           | -  |                              | Recommend rescind.   |
| - Avoiding blank facades; and<br>- Surveillance of the street. | - Primary st elevation to address the street and include the entry to the dwelling. | -Address the st with defined entry points.   |                                |  |                              |  |
|  |   |  |                                |  |                              |  |
| Siib) Open Space - In accordance with rescinded policy.        | -   | 5.1.4 Open space   | -                              | -  |                              | Recommend rescind.   |
|  |   |  |                                |  |                              |  |
|  |   |  |                                |  |                              |  |

Item 9.2- Attachment 1 - Design Guideline Review Rescind Review Remain Review Remain Page 58

| Relevant Measurable Provisions  | Built Form Policy (Equivalent)  | R Codes (Equivalent)   | Relevant Guiding<br>Provisions | Impact if rescinded  | Amend/<br>Rescind/<br>Review | Comment (Rescind, Review or Retain)   |
|---|---|--|--------------------------------|--|------------------------------|---|
| Siic) Outdoor living area - In accordance with rescinded policy.  | -   | 5.3.1 Outdoor living areas   | -                              | -  |                              | Recommend rescind.  |
| Siiia) Amenity<br>Protect and preserve local amenity.   | Policy objectives 4   |  | Siiia)                         | -  |                              | Recommend rescind.  |
| b) Overlooking<br>- In accordance with R Codes.   | -   | Clause 5.4.1 Visual Privacy of the R Codes Volume 1 remains and applies Setback appropriately or permanently screened to restrict views. | Siiib)                         | -  |                              | Recommend rescind.  |
| c) Landscaping  | -   | 5.9 Landscaping  | Silic)                         | The provisions of the built form policy seek a greater landscaping outcome.  |                              | Recommend rescind.  |
| d) Fencing/Walls - Maximum 1.8m high; - Visually permeable above 0.9m; - Fibro cement sheets or recycled material is not permitted. | V1, Clause C5.7.2 - Primary street setback area - Maximum height 1.8m; - Decorative capping of piers to 2m; and - Maximum solid portion of wall 1.2m. |  | Siiid)                         | The fences to Smiths Lake Reserve may be considered rear fences without this guidance - and may not allow passive surveillance on the ground floor. Passive surveillance would still be provided by the upper floor. |                              | In order to maintain passive ground floor surveillance on Smiths Lake Reserve and the open fencing style a provision or guidance may be needed. |
| e) Noise Attenuation - External fixtures appropriately located to minimise noise.   | 5.10 5.4.4 External fixtures, utilities and facilities - Air conditioning to be below fence line to reduce noise impacts.                             | 5.4.4 External fixtures, utilities and facilities  | 5iiie)                         | -  |                              | Recommend rescind.  |
| f) Location of General Plant<br>- Not within 3m of fence.   | -   | 5.4.3 Outbuildings - Allowed within 1m of the boundary.  | Siiif)                         | 1m in R Codes instead of 3m in Design<br>Guidelines.   |                              | Recommend rescind.  |
| Subdivision plan  | -   | -  | -                              | -  |                              | Recommend rescind.  |

Item 9.2- Attachment 1 - Design Guideline Review Rescind Review Remain Review Remain Page 59

# **Appendix 14 Design Guidelines for No. 95 Chelmsford Road**

Adopted 28 June 2005

Number of Lots = 3

**Zone -** Residential

**Code -** R40

**Built Form Area - Residential** 

No heritage listing.



| Relevant Measurable Provisions   | Built Form Policy (Equivalent)   |  | Relevant Guiding<br>Provisions | Impact if rescinded  | Amend/<br>Rescind/<br>Review | Comment (Rescind, Review or Retain)  |
|--|--|--|--------------------------------|--|------------------------------|--|
| 1 INTRODUCTION;  | -  | -  | 1, 2 & 4.                      | Less guidance and context of the area to inform  |                              | Recommend rescind.   |
| 2 CONTEXT;<br>4; DEVELOPMENT OBJECTIVES  |  |  |                                | decisions.   |                              | Clause 2 is a good statement of the history and context. Clause 4 has clear objectives which have been realised. |
|  |  |  |                                |  |                              | Overall recommendation rescind.  |
|  |  |  |                                |  |                              |  |
| 5ia) Land use Residential to accommodate single dwelling.  | -  | -  | 5ia                            | No impact. The Local Planning Scheme contains The land   |                              | Recommend rescind.   |
| Sib) Density<br>To be R40.   |  |  |                                | use and density.   |                              |  |
| Sic) Site Coverage   |  |  |                                |  |                              |  |
| Sic) Access - From Jack Marks lane.  |  | Clause 5.3.5 of the R Codes Volume 1 remains and applies: - From ROW; - From secondary street; or - From primary street (where there is no alternative). | Sic                            |  |                              | Recommend rescind.   |
| 5id) Car Parking   | 5.4 Garages & Carports.  | Clause 5.3.3 of the R Codes Volume 1 remains and applies Requires 1 car parking bay.   | 5id                            | One bay would be required instead of two.  |                              | Recommend rescind.   |
|  |  |  |                                |  |                              |  |
| Sif) Setbacks - Street 6m; - Side dependent on height and length of walls; - Also outlined in figures. | V1, Clause C5.1.1 - Primary street setback, average of 5 a side; V1, Clause C5.1.6 - Ground floor secondary street setback as per the R Codes. | Clause 5.1.2 C2.2 = 1m setback at K40  | 5if                            | The lots are uniformly built - using the average of 5 properties either side would result in a similar setback for the lots. |                              | Recommend rescind.   |
| g) Orientation   | 5.12 - Urban Design Study;   | 5.2.3 - Street Surveillance  | a a                            |  |                              | Recommend rescind.   |
| - Passive solar access; and<br>- Passive surveillance.   | - Context  | 5.2.3 - Steet Steelindie - Address the primary street 5.3.1 - Outdoor living areas - Access to garden.   | 8                              |  |                              | NECONINIEND TESCHO.  |
| h) Height  | V1, Clause C5.3.1 - 2 storeys  | -  | h                              | -  |                              | Recommend rescind.   |
| - 2 storey;<br>- Garage 1 storey.  |  |  |                                |  |                              |  |
| i) Roof form   | 5.12 - Urban Design Study  | -  | 6                              | -  |                              | Recommend rescind.   |
| 30-45 degrees.   |  |  |                                |  |                              | The provisions do not seek a greater outcome.  |
|  |  |  |                                |  |                              |  |
| Party walls - Not allowed.   | -  | -  | j                              | -  |                              | Recommend rescind.   |
|  |  |  |                                |  |                              |  |
|  |  |  |                                |  |                              |  |

Item 9.2- Attachment 1 - Design Guideline Review Remain Review Remain Page 61

| Relevant Measurable Provisions  | Built Form Policy (Equivalent)  | R Codes (Equivalent)   | Relevant Guiding<br>Provisions | Impact if rescinded | Amend/<br>Rescind/<br>Review | Comment (Rescind, Review or Retain) |
|---|---|--|--------------------------------|---------------------|------------------------------|-------------------------------------|
| Siia) Streetscape - Address Chelmsford and Jack Marks; - Projections to provide interest; - Balconies and other openings to provide interest.                                     | 5.12 - Urban Design Study 5.6 Street Surveillance - Primary st elevation to address the street and include the entry to the dwelling.                 | 5.2.3 Street Surveillance - Address the st with defined entry points.  | Siia                           | -                   |                              | Recommend rescind.                  |
| Siib) Open Space  | -   | 5.1.4 Open space   | -                              | -                   |                              | Recommend rescind.                  |
| Siic) Outdoor living area   | -   | 5.3.1 Outdoor living areas   | -                              | -                   |                              | Recommend rescind.                  |
| b) Overlooking  | -   | Clause 5.4.1 Visual Privacy of the R Codes Volume 1 remains and applies Setback appropriately or permanently screened to restrict views. | 5iiib)                         | -                   |                              | Recommend rescind.                  |
| d) Fencing/Walls - In accordance with rescinded policies.   | V1, Clause C5.7.2 - Primary street setback area - Maximum height 1.8m; - Decorative capping of piers to 2m; and - Maximum solid portion of wall 1.2m. | -  | 5iiid)                         |                     |                              | Recommend rescind.                  |
| 6i) Site services  - Reticulation to and cables to be concealed;  - Solar and wind energy collectors are to be concealed.  ii) Air conditioning  - Concealed from view and noise. | 5.10 5.4.4 External fixtures, utilities and facilities - Air conditioning to be below fence line to reduce noise impacts.                             | 5.4.4 External fixtures, utilities and facilities  | 6i & 6ii                       | -                   |                              | Recommend rescind.                  |
| 6iii) Bin storage areas<br>- Suitable and convenient.   | V1 5.10 External Fixtures, Utilities and Facilities   | V1, 5.4.4 External Fixtures, Utilities and Facilities  | 6iii                           | -                   |                              | Recommend rescind.                  |
| Giv) Meter boxes<br>- Concealed.  | 5.12 - Urban Design Study   | -  | 6iv                            | -                   |                              | Recommend rescind.                  |
| Figure 2 & 3. Unclear images of building envelopes and subdivision.   | -   | -  | -                              | -                   |                              | Recommend rescind.                  |

Attachment 1 - Design Guideline Review Rescind Rescind Review Remain Page 62

# **Appendix 15 Joel Terrace Design Guidelines**

Adopted 27 September 2005 Amended 28 August 2012

Number of Lots = 4

Zone - Residential Code - R60 Built Form Area - Residential

No heritage listing.



| Relevant Measurable Provisions   | Built Form Policy (Equivalent)   | R Codes (Equivalent)  | Relevant Guiding<br>Provisions                        | Impact if rescinded   | Amend/<br>Rescind/<br>Review | Comment (Rescind, Review or Retain)   |
|--|--|---|---|---|------------------------------|---|
| 1 INTRODUCTION 2 CONTEXT 3 SCOPE OF GUIDELINES   |  |   | 1, 2 & 3  | -   |                              | Recommend rescind.  Overall recommendation <b>rescind.</b>  |
| 4.1 General - Northern orientation (including outdoor living area) [already in R Codes][and LHO of BFP for ESD].   | V1, 1.9 Urban Design Study; and V1, 1.8 ESD.                           | V1, 5.3.1 Outdoor Living Areas  | 4   | The local housing objectives of the Built Form Policy seek better outcomes.   |                              | Recommend rescind.  |
| 4.1 General Bin stores & waste & external fixtures. [already in R Codes 5.4.4  | V1 5.10 External Fixtures, Utilities and Facilities                    | V1, 5.4.4 External Fixtures, Utilities and Facilities                             | 4.1   | -   |                              | Recommend rescind.  |
| 4.2 Setbacks Covered by R Codes; and BFP; and Swan River Trust Development Control Area (policy 42 & 48) Online mapping determines lots which are impacted -mostly lots adjoining the river. | V1, 5.1 & 5.2<br>Street 5 a side;<br>Lot boundary dependent on coding. | V1, 5.1.2 & 5.1.3<br>Lot boundary 1m-1.5m dependent on wall length<br>and height. | 4.2   | -   |                              | Recommend rescind.  |
| 4.2 Setbacks Setback of 3m from the Significant Tree from lot 4. Removal of Trees of Significance in LPS2 and LPP 7.6.3 however not specific setback requirement.                            | -  | -   | Setbacks; and<br>Appendix A - Tree<br>Management Plan | The deemed to comply setback is not outlined however a review of the tree from the City's Parks team would determine a suitable setback to reduce the impact on the tree. |                              | Recommend rescind.  The setback of one lot 3m from the significant tree is not captured anywhere as a deemed to comply criteria however a recommendation of the parks team would outline a suitable setback for development to minimise impact on the significant tree. |
| 4.3 Height & Scale 2 Storey height limit (plus a loft); 6m top of wall; 9m top of ridge; and 7m to for concealed roof.   | Part 1 Preliminary, Relationship to other documents                    | Nil   | 4.3   | -   |                              | Recommend review.  Conflicts with adjoining properties 3 storey height limit. Needs to be considered in Scheme or height review for the area. This is not captured.  Three lots have height limits on their certificate of titles.                                      |
| 4.4 Fencing, Walls and Retaining In accordance with R Codes; and Swan River Trust.   | No retaining wall requirements in the BFP                              | V1, 5.3.7 Site works  | 4.4   | -   |                              | Recommend rescind.  |
| 4.5 Surveillance Seeks surveillance of the common driveway and foreshore reserve.  | 5.6 seeks surveillance of street and ROWs                              | 5.2.3<br>Surveillance of the street   | 4.5   | -   |                              | Recommend rescind.  The provisions to provide surveillance of the reserve area are not needed in this policy as they are covered by Section 5.14 of the Design Out Crime Planning Guidelines of the WAPC.   |
| 4.6 Camphor Laurel Tree Management Plan prepared in accordance with the conditions imposed by the WAPC survey strata subdivision and the City's Planning approval.                           | Nil  | Nil   | Setbacks; and<br>Appendix A - Tree<br>Management Plan | -   |                              | Recommend rescind. Covered in tree management plan imposed as condition of approval.  |
| 4.7 Car Parking and Access<br>Access in accordance with the R Codes.   | Nil  | 5.3.5   | 4.7   | Require 1 in accordance with the R Codes instead of 2 in the design guidelines.   |                              | Recommend rescind.  |
| 4.8 Overlooking<br>In accordance with the R Codes.   | Nil  | 5.4.1   | 4.8   | -   |                              | Recommend rescind.  |

Item 9.2- Attachment 1 - Design Guideline Review Rescind Review Remain Rescind Review Remain Page 64

# **Appendix 16 Design Guidelines Perth**

Adopted 13 March 2007

Amended 2 December 2008 16 June 2020

Number of Lots = 19

**Zone** - Commercial; and Mixed Use Code - R160 Built Form Area - Activity Corridor

No heritage listing.



| Relevant Measurable Provisions   | Built Form Policy (Equivalent)  | R Codes (Equivalent)   | Relevant Guiding<br>Provisions   | Impact if rescinded   | Amend/<br>Rescind/<br>Review | Comment (Rescind, Review or Retain)   |
|--|---|--|--|---|------------------------------|---|
| 1 Introduction, 2 Context, 3 Key Characteristics & 4 Opportunities This clause is not measurable but is a good (slightly dated) statement of character.  | N/A   | N/A  | -  | Less guidance and context of the area to inform decisions.                                    |                              | Recommend rescind.  Clause 2 is a good statement of the former character. Clause 3 outlines some characteristics which may have changed. Clause 4 explores Opportunities some which have been realised.  It should be noted that there is a billboard on the south-west corner of the design guideline area.  Overall recommendation rescind.   |
| 6 Development Objectives Could inform a statement of Character for the area.   | N/A   | N/A  | -  | Provides objectives for development to meet.<br>Other objectives would be used in assessment. |                              | Recommend rescind.  |
| 7i Subdivision The clause encourages amalgamation. WAPC determines applications of subdivision (with referral to the LG)   | N/A   | N/A  | -  | -   |                              | Recommend rescind. This clause would be of little consequence in the determination of a subdivision application.  |
| 7ii Density and Mix  Mixed use within the area zoned Residential/Commercial, with a minimum 66 per cent residential (commensurate with R160 density) and compatible commercial and non-residential uses, such as offices and consulting rooms;   | N/A   | R Codes V2, Table 2.1 Primary Controls; and Clause 2.5 applies. V1, Clause 5.1.1 | -  | -   |                              | Recommend rescind.  Density and land use are controlled by Local Planning Scheme No. 2. The mix described in the area may be suitable to feed into a character statement for the area.  |
| 7iii Height and Massing Contains building heights and descriptions of the locations of heights: - Frontage to primary street: Minimum 2 storeys, Maximum 4; - Frontage to Fitzgerald St & Pendal Lane 6 Storeys.  Setback of 10m for the fourth storey from Fitzgerald St; and Setback of 30m from Fitzgerald St above four storeys. | Guidelines replace BFP - Part 1, Relationship to other documents.  The heights of the guidelines are reflected in Part 1 Figure 2 - Building Heights.   | BFP replaces<br>R Codes V2, Table 2.1 Primary Controls                           | 7iii Locations of height and massing; Locations where additional height would be considered - Particularly corner sites - suggestions of chamfering, curving, additional height, varying roof forms, verandahs, balconies or other design elements which | -   |                              | Recommend rescind.  These provisions could be rescinded however the specific design that these provisions seek would be removed. The lots are predominately developed and these provisions may be challenged in a development application. The age (initially adopted over 10 years ago) of these design guidelines may present an issue in holding a contemporary development application. |
| 7iv Plot Ratio   | The technical operation of this clause would refer to the design guidelines in accordance with Clause Relationship to other documents. The lots south west of the area are R80 and would be subject to the plot ratio of R80. | R Codes V2, Table 2.1 Primary Controls; and Clause 2.5 applies.                  | accentuate corners; 7iv  | Provides clarity.   |                              | Recommend rescind.  |
| 7v Connectivity and Legibility<br>Encourages activity and passive surveillance of Pendal Lane.   | N/A   | R Codes V2, Element Objective O3.6.2   | 7v   | -   |                              | Recommend rescind.  |
| 7vi Façade and Interface Setbacks: - Nil to all boundaries; - Openings onto all streets; - Weather protection (awnings) over the footpaths; - Repeats nil setbacks to all boundaries.  | V2, Clause 1.3 Refers to the R Codes for setbacks adjoining non-residential built form areas being nil and upper storey setbacks.   | R Codes V2, Table 2.1 Primary Controls; and Clause 2.4 applies.                  | 7vi  | No impact.  Nil setbacks in the design guideline and in the built form policy.                |                              | Recommend rescind. There would be minimal difference in the requirements of the guidelines and the BFP & R Codes provisions.  |
| 7vii Vehicle and Pedestrian Access From ROW & ceding 1m for laneway widening; Where only available from Primary St (no on-street parking) and access unobtrusive. Pedestrian access from Pendal lane and Primary St.   | V2, Clause 1.6 Vehicle Access; and<br>V2, Clause 1.5 Pedestrian access and entries.   | V2, Clause 3.7 & 3.8   | 7vii   | -   |                              | Recommend rescind. The outcomes would not be impacted. Planning bulletin 33 of describes the ability in the P&D Act to dedicate ROWs to ensure these are 6m wide. Pendal lane is approximately 5m wide.   |

Attachment 1 - Design Guideline Review Rescind Review Rescind Rescind Review Remain Page 66

| Relevant Measurable Provisions  | Built Form Policy (Equivalent)   | R Codes (Equivalent)   | Relevant Guiding<br>Provisions | Impact if rescinded   | Amend/<br>Rescind/<br>Review | Comment (Rescind, Review or Retain)  |
|---|--|--|--------------------------------|---|------------------------------|--|
| 7viii Car Parking In accordance with LPS2, LPP and R Codes; Will consider variation given the accessibility to public transport and whether a lesser amount would impact the area.    | LPP 7.7.1 Non-residential Development Parking<br>Requirements                            | V2, Clause 3.9 Residential Car & Bicycle Parking requirements                            | 7viii                          | -   |                              | Recommend rescind.   |
| ix High Quality Design and Function  - No measurable requirements;  - Also mentions use of CPTED.   | V2, Clause 1.8 Particularly A1.8.3 to create an urban design study.                      | V2, Clause 4.10 Façade design  | 7ix                            | -   |                              | Recommend rescind.  Design Review would be required for development of this density. In addition an urban design study of the context is required.   |
| x Total Open and Personal Outdoor Space and External Amenities - In accordance with the R Codes; - Mentions variations due to the proximity to Robertson Park.                        | N/A  | V2, Clause 3.4 Communal Open Space; and V2, Clause 4.4 Private open space and balconies. | x                              | -   |                              | Recommend rescind - private open space is necessary in residential development and should be in accordance with the R Codes (which in meeting the Element Objective would allow variation due to the close proximity public open space.) |
| xi Landscaping and Public Art - No measurable criteria.   | Increased landscaping requirements in the BFP not approved by the WAPC and do not apply. | V2, Clause 3.3 Tree canopy and deep soil areas.  | xi                             | The provisions of the built form policy seek a greater landscaping outcome. |                              | Recommend rescind - landscaping should be in accordance with the R Codes measurable requirements. Percent for Art LPP applies.   |
| xii Sound Attenuation and Proximity to Commercial and Entertainment Uses - Seeks mixed use compatibility between commercial and residential through sound attenuation policy.         | N/A - BFP; however Policy 7.5.21 - Sound Attenuation                                     | V2, Clause 4.7 Managing the impact of noise; and Clause 4.14 Mixed Use.                  | xii                            | -   |                              | Recommend rescind - refers to Sound Attenuation Policy (which would apply regardless).   |
| xiii Location of General Plant<br>- Concealed from public view  | N/A  | V2, Clause 4.18 Utilities  | xiii                           | -   |                              | Recommend rescind - covered by R Codes.  |
| xiv Affordability Affordable housing encouraged; Suggests density bonus as an incentive.  | Part 1, Policy Objective 20  | Clause 1.1 - Policy Objectives   | xiv                            | -   |                              | Recommend rescind - cannot be enforced as it contradicts LPS2.   |
| xv Environment Sustainability - Seeks and ESD report but does not require an measurement to be achieved; - Allows variation to this requirement depending on the size of development. | 1.10 Energy Efficiency   | 4.15 Energy Efficiency   | XV                             | The provisions of the built form policy seek a greater landscaping outcome. |                              | Recommend rescind - cannot be implemented as it contradicts the R Codes (and NCC). If BFP provisions are accepted by the WAPC these provisions would be met.   |
| xvi Access - Universal access however no measurable requirement.  | N/A  | V2, Clause 4.9 Universal Design  | xvi                            | -   |                              | Recommend rescind - covered by R Codes.  |
| xvii Bin Stores - Seeks concealed bin stores in convenient locations.   | N/A  | V2, Clause 4.17 Waste management   | xvii                           | -   |                              | Recommend rescind.   |

Attachment 1 - Design Guideline Review Rescind Rescind Review Remain Page 67

# **Appendix 17 Design Guidelines Lacey Street**

**Adopted** 5 December 2006 **Amended** 12 February 2013

Number of Lots = 29

Zone - Mixed Use Code - R80 Built Form Area - Mixed Use

No heritage listing.



| Relevant Measurable Provisions  | Built Form Policy (Equivalent)  | R Codes (Equivalent)  | Relevant Guiding<br>Provisions   | Impact if rescinded   | Amend/<br>Rescind/<br>Review | Comment (Rescind, Review or Retain)   |
|---|---|---|--|---|------------------------------|---|
| DESCRIPTION Character & context statement.  |   |   | DESCRIPTION  | Less guidance for the style of dwellings in the area.   |                              | Recommend retain.  The clause provides an area for the description to apply.  Overall recommendation review.  |
| Defining the Area  Outlines the properties which contribute to the streetscape and which ones are gateway properties into the area. These are also mapped.  | -   | -   | Defining the Area  | Less guidance for the style of dwellings in the area.   |                              | Recommend retain.  The clause provides the context of the area.   |
| KEY EXISTING CHARACTERISTICS;<br>ISSUES/THREATS; and<br>POLICY STATEMENT<br>Are all good examples of what could be a character statement.   | -   | -   | KEY EXISTING<br>CHARACTERISTICS;<br>ISSUES/THREATS; and<br>POLICY STATEMENT  | Less guidance for the style of dwellings in the area.   |                              | Recommend retain.  The clause provides the context of the area.   |
| Existing Building Stock  - Retention of original intact (alterations & additions to be sympathetic & distinguishable) Federation dwellings;  - Avoiding demolition of front rooms of intact dwellings;  - Gateway development should be sympathetic in terms of scale.  | V2, S1, C1.8, A1.8.3 - Urban Design Study   | V2, C4.10, O4.10.1 - Facades which reference the character of the local area. V1 - N/A  | Element objectives<br>relating to 'Existing<br>Building Stock' - Page 4.     |   |                              | The policy provision provides guidance for the character of the street to remain. The properties are not heritage listed so these guidelines whilst they provide limited protection - it is the only 'statement of character' that could guide development in this location.  If the properties are to be retained:  - An investigation into the heritage significance of the properties should be undertaken; or  - A character street should be investigated. |
| Landscape - Prepare a landscape plan for all DA's; - Minimise paved areas; - Retain existing and provide for new landscaping; - Avoid losing private front gardens.   | Increased landscaping requirements in the BFP not approved by the WAPC and do not apply.  | V2, Clause 3.3 Tree canopy and deep soil areas. V1 - N/A  | Element objectives<br>relating to 'Landscape' -<br>Page 4.                   |   |                              | Recommend review- landscaping should be in accordance with the R Codes measurable requirements. The R Codes provides for a better outcome. Minor changes made to paving measures.   |
| Lot Size<br>Maintain lot sizes and configuration of the street.   | N/A   | R Codes V2, Table 2.1 Primary Controls; and Clause 2.5 applies. V1, Clause 5.1.1  | Element objectives<br>relating to 'Lot size' -<br>Page 4.                    | -   |                              | Density and land use are controlled by Local Planning Scheme No. 2  Advice given on lot arrangement and design.   |
| Setbacks - All buildings need to be setback from at least one side boundary; - Front setback to be the average of the two adjoining properties; - Garages and carports should not be incorporated into the façade - behind the building line; - Gateway properties in accordance with these setbacks and upper storeys setback enough to not interrupt the streetscape. | V2, Clause 1.2 & 1.3 - Nil street setbacks; - Side & rear refers to R Codes.  | R Codes V2, Table 2.1 Primary Controls, Clause 2.4 applies: - Side 2m-3m; and - Rear 2m-6m.  V1, Cause 5.1.2 & 5.1.3 - R80 1m Primary or Secondary; - Setback in accordance with Table 2a & 2b or boundary walls. | Element objectives<br>relating to 'Setbacks' -<br>Page 4.                    | The street setback may be impacted as this place is noted as Mixed Use Area in the BFP.  Instead of the average of two adjoining dwellings, a nil setback would be allowed. |                              | Recommend review.  The Built Form Area for these properties should change or this should be a character street.   |
| Height and Building Form  - Reflect the context of the street;  - Single storey at the street;  - Second storey not visible from the street.  | Guidelines replace BFP - Part 1, Relationship to other documents.  The heights of the guidelines are reflected in Part 1 Figure 2 - Building Heights. | BFP replaces<br>R Codes V2, Table 2.1 Primary Controls  | Element objectives<br>relating to 'Height and<br>Building Form' - Page 5.    | Development of two storeys to the street would be deemed to comply.   |                              | Recommend review.  The single storey to the street height limit - with additional development to the rear should be in a character street.  |
| Materials and design detail - Compliment existing - New gateway buildings sympathetic to scale of existing street.  | V1, Clause 1.9 - Urban Design Study, Local Housing Objectives.  | V2, Façade Design O4.10.1  No relevant clause in the R Codes Volume 1.  | Element objectives<br>relating to 'Materials and<br>design detail' - Page 5. | The City would seek an Urban Design Study to be submitted with the DA to ensure the contex was addressed.   | t                            | Recommend review  |
| Front boundary treatment - Solid wall 0.75m high, 1.2m high overall height; - Fences above 0.75m 50% visually permeable.  | -   | V1, Cl. 5.2.4 Street Walls & Fences Visually permeable above 1.2m. V1, Cl. 5.2.5 - Sight lines Provides unobstructed views at vehicle access points.  | Element objectives<br>relating to 'Front<br>boundary treatment' -<br>Page 5. | Instead of a height limit of 1.2m new fences<br>would be able to be built to 50% visual<br>permeability above 1.2m to 1.8m  |                              | Recommend retain.  R Codes allows visually permeable fencing above 1.2m high - the guidelines has a maximum wall height of 1.2m.  Development of higher fences may be deemed to comply if these provisions were rescinded.  Fence height would be determined in the Urban Design Study as immediate context however would be a local housing objective and not a deemed to comply provision.  |

Item 9.2- Attachment 1 - Design Guideline Review Rescind Review Remain Review Remain Page 69

# **Appendix 18 Design Guidelines for William Street**

Adopted 2 December 2008 Amended 16 June 2020

**Number of Lots =** 54

Zone - District Centre; & Mixed Use Code - R80 Built Form Area - Town Centre & Mixed Use Area

No heritage listing.



| Relevant Measurable Provisions   | Built Form Policy (Equivalent)  | R Codes (Equivalent)   | Relevant Guiding<br>Provisions  | Impact if rescinded   | Amend/<br>Rescind/<br>Review | Comment (Rescind, Review or Retain)   |
|--|---|--|---|---|------------------------------|---|
| 1 - Introduction, 2 - Context, 3 - Key Characteristics, 4 - Opportunities     - These sections are suitable and somewhat generic character statements     of the area. Some of the information is dated but relevant. The section     refers to Vincent Vision 2024.   | 5   |  | Objectives relating to context.   | Less guidance regarding context in assessment.  |                              | Recommend rescind.  These clauses are a good statement of the (former) character. Clause 3 outlines some characteristics which may have changed. Clause 4 explores Opportunities some which have been realised.  Overall recommendation rescind.  |
| 5 - Relationship with other documents; and 6 - Development Objectives - These clauses clearly outline the operation of the Policy and what it is aiming to achieve.  | -   | -  | -   | Less guidance regarding context in assessment.  |                              | Recommend rescind   |
| 7i Density and Mix   | N/A   | R Codes V2, Table 2.1 Primary Controls; and Clause 2.5 applies. V1, Clause 5.1.1         | 7i  | Less guidance regarding context in assessment.  |                              | Recommend rescind.  Density and land use are controlled by Local Planning Scheme No. 2. The mix described in the area may be suitable to feed into a character statement for the area.  |
| 7ii Open Space and Outdoor Living  | N/A   | V2, Clause 3.4 Communal Open Space; and V2, Clause 4.4 Private open space and balconies. | 7ii   | -   |                              | Recommend rescind.  |
| 7iii Height and Massing  | Guidelines replace BFP - Part 1, Relationship to other documents.  The heights of the guidelines are reflected in Part 1 Figure 2 - Building Heights. | BFP replaces<br>R Codes V2, Table 2.1 Primary Controls                                   | 7iii Locations of height and massing; Locations where additional height would be considered - Particularly corner sites - suggestions of chamfering, curving, additional height, varying roof forms, verandas, balconies or other design elements which | Height limits are in the built form policy. Rescinding this clause would diminish the site specific guidance regarding the development height and massing.  |                              | Recommend rescind.  The lots are predominately developed and the design guideline provisions may be challenged in a development application. The age (initially adopted over 10 years ago) of these design guidelines may present an issue in assessing a contemporary development application. |
| 7iv Architectural Style a) Colours and Materials   | V2, Clause 1.8 Particularly A1.8.3 to create an urban design study.   | V2, Clause 4.10 Façade design  | 7ix   | Less guidance regarding context, colours & materials in assessment.   |                              | Recommend rescind.  Design Review would be required for development of this density. In addition an urban design study of the context is required.  |
| 7iv Architectural Style b) Roof Forms - Height of fascia's to vary every 7m-12m - Outlines facades that are to be retained.  Not heritage listed but mentioned in the clause: 342-344 William 434-438 William 464-466 William  | V2, Clause 1.8 Particularly A1.8.3 to create an urban design study.   | V2, Clause 4.10 Façade design  | 7iv   | Less guidance regarding context, colours & materials in assessment.   |                              | Recommend rescind.  These properties are noted as being considered however all of the context should be considered in a new development through the design and review process.  |
| 7v Façade and Interface a) Setbacks - Nil to front, side and rear boundaries b) Street Front Openings - Openings to be recessed 0.5m from the front of the building. c) Awnings - Above footpath 2.75m d) Pedestrian Access - Mandatory access from street e) Non-Residential/Residential Development Interface - Refers to a policy which has been rescinded. | V2, 2.3 & 2.4<br>Nil to boundaries.   | R Codes V2, Table 2.1 Primary Controls; and Clause 2.4 applies.                          | 7v  | The setback provisions of the built form policy offer similar guidance including nil setbacks adjoining non-residential built form area.  The awning provisions of the Built Form Policy seek better outcomes than the design guidelines. |                              | Recommend rescind. There would be minimal difference in the setback requirements of the guidelines and the BFP & R Codes provisions. The BFP provides better guidance for awning's.   |

Attachment 1 - Design Guideline Review Rescind Review Remain Rescind Review Remain Page 71

| Relevant Measurable Provisions   | Built Form Policy (Equivalent)   | R Codes (Equivalent)  | Relevant Guiding<br>Provisions | Impact if rescinded   | Amend/<br>Rescind/<br>Review | Comment (Rescind, Review or Retain)  |
|--|--|---|--------------------------------|---|------------------------------|--|
| 7vi) Vehicle Access and Car Parking - From secondary streets; - If only available from William, crossover to be unobtrusive; and - Car parking not permitted in front setback. | 1.6 - Vehicle Access; & 1.7 - Car and bicycle parking.                                   | 3.8 - Vehicle Access; &<br>3.9 - Car and bicycle parking.                   | 7vi                            | -   |                              | Recommend Rescind The BFP provisions and non-residential parking requirements provide clear guidance for where and how many car parking bays are suitable. |
| 7vii) Heritage - Refers to Local Heritage Policies; and - Requirements of the P&D Regulations for referral of State Heritage listed properties.                                | -  | -   | 7vii                           | No impact.  These properties are heritage listed and would be guided by the City's heritage policies. |                              | Recommend rescind.   |
| 7viii) Services a) Signage - To comply with City's policy.   | -  | -   | -                              | -   |                              | Recommend rescind.   |
| 7viii) Services b) Bin Storage - Not visible from the street or adjacent properties.   | -  | V2, Clause 4.17 Waste management  | -                              | -   |                              | Recommend rescind.   |
| 7viii) Services<br>c) External Fixtures<br>- Not visible from the street   | -  | V2, Clause 4.18 Utilities   | -                              | -   |                              | Recommend rescind.   |
| 7ix) Environmental Sustainability - Green star report before building permit of 4 stars.   | 1.10 Energy Efficiency   | 4.15 Energy Efficiency  | 7ix                            | The provisions of the built form policy seek a greater ESD outcome.                                   |                              | Recommend rescind.   |
| 7x) Affordability Affordable housing encouraged; Suggests density bonus as an incentive.   | Part 1, Policy Objective 20  | Clause 1.1 - Policy Objectives  | 7x                             | -   |                              | Recommend rescind  The ability to vary the density of the Local Planning Scheme does not exist.  |
| 7xi Landscaping and Public Art - No measurable criteria.   | Increased landscaping requirements in the BFP not approved by the WAPC and do not apply. | V2, Clause 3.3 Tree canopy and deep soil areas.                             | xi                             | The provisions of the built form policy seek a greater landscaping outcome.                           |                              | Recommend rescind.  Landscaping should be in accordance with the R Codes measurable requirements. Percent for Art LPP applies.                             |
| 7xii) Safer Design - Use of CPTED and 'Designing out crime'.   | -  | V2, Clause 3.7 - Pedestrian Access & Entries<br>V2, Clause 4.14 - Mixed Use | xii                            | -   |                              | Recommend rescind.   |
| 7xiii) Amalgamation - Encourages amalgamation of lots.   | -  | -   | xiii                           | -   |                              | Recommend rescind.   |
| 7xiv) Sound Attenuation - Seeks mixed use compatibility between commercial and residential through sound attenuation policy.   | N/A - BFP; however Policy 7.5.21 - Sound Attenuation                                     | V2, Clause 4.7 Managing the impact of noise; and<br>Clause 4.14 Mixed Use.  | xii                            | -   |                              | Recommend rescind - refers to Sound Attenuation Policy (which would apply regardless).   |

Attachment 1 - Design Guideline Review Rescind Rescind Review Remain Rescind R

### **Brookman and Moir Streets Development Guidelines - Summary of Submissions**

|     | Comment   | Submitter     | Administration Comment  | Recommended Modification   |
|-----|---|---------------|---|--|
|     | you love?   | esign and ele | ements that are visible from the street. With this in n   | nind, what part of the buildings in your area do   |
| 1.  | Front gardens and their variety of styles.  | 1             | Noted, this is included in the draft policy.  | No modification.   |
| 2.  | Existing drive-ways are suitable, do not want more. Grassed areas in the front setback may be a suitable alternative.                         | 1             | Noted, this is included in the draft policy.  | No modification.   |
| 3.  | Front facades and gardens.  | 2             | Noted, this is included in the draft policy.  | No modification.   |
| 4.  | Streetscape.  | 3             | Noted, this is included in the draft policy.  | No modification.   |
|     | What elements of buildings or buildings desi  | ign would yo  | u like to see more of in your area?   |  |
| 5.  | A return to open concept community village where fences and walls are not apparent.   | 2             | The guidelines cannot remove structures that have been approved prior to their existence. The guidelines seek to maintain the heritage streetscape by seeking traditional features in redevelopment.  | The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape. |
| 6.  | Streetscape preservation.   | 3             | The existing planning framework limits height in this area to two storeys which is proposed to be maintained.   | No modification.   |
|     | What elements of buildings or building design   | n do you thi  | nk is 'out of character' with the area?   |  |
| 7.  | High front walls  | 1             | Noted.  | No modification.   |
| 8.  | Double storey extensions.   | 2             | Noted, the existing planning framework limits height in this area to two storeys which is proposed to be maintained. The policy is proposed to be modified to clarify that two storeys at the front of a property is not in line with the objectives. | The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape. |
| 9.  | High voltage power lines.   | 2             | Noted.  | No modification.   |
| 10. | Car parking within the front garden.  | 3             | The current policy prohibits parking in the front setback.  | No modification.   |
| 11. | Two-storey development within the precinct is not in keeping with the 'modest, working-class' nature of the historic housing of the precinct. | 4             | The existing planning framework limits height in this area to two storeys which is proposed to be maintained.   | No modification.   |
|     | What would you like to see changed in the g   | uidelines?    |   |  |
| 12. | These should remain pragmatic and allow a negotiated outcome  | 1             | Noted. This is how the revised Policy has been drafted.   | No modification.   |
| 13. | Provision for solar panel placement which is not visible from the street  | 2             | Noted. This is required through the heritage listing.   | No modification.   |

|     | Comment  | Submitter | Administration Comment   | Recommended Modification   |
|-----|--|-----------|--|--|
| 14. | Electric vehicle charging options  | 2         | Since this is a public realm idea, it cannot be implemented through this planning policy. This may be an option once underground power is installed.   | No modification.   |
| 15. | Prevent commercial use of the properties (particularly short stay accommodation) – the heritage is residential.  | 3         | The City has recently introduced a policy specifically to address these issues. While the land use itself is not restricted, please advise the City of any arising or ongoing impacts on the amenity of the area.  | No modification.   |
| 16. | The guidelines are in need of review, since they did not prevent the 2-storey development that has been approved within the precinct.  | 4         | The policy was never intended to completely prohibit 2-storey development. It was intended to protect the view from the street from imposing and out-of-scale development. This has been maintained.   | The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape. |
| 17. | loopholes or ambiguity, in particular pertaining to 2 level additions, but also maintaining the general working class appeal of The Precinct. I sincerely hope there is no intention to relax the guidelines to something superficial.  Concerned the current guidelines have very little that can be enforced other than complete demolition  opportunity to be progressive in preserving the | 5         | Planning policy operates by providing options and discretion for all decisions, including building height. The policy has been strengthened to cover 2-storey additions, and that they should not be visible from the street, however, it still allows for 2-storey additions at the rear of properties. | The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape. |
|     | homogenous, modest, single story workers cottages, beyond that of the front façade   |           |  |  |
|     | Do you have any general comments to make   |           |  |  |
| 18. | Underground the power.   | 2         | The City is undertaking an undergrounding power program, this area is not included but we will request Western Power to investigate.   | No modification.   |
| 19. | Safety of the street parked cars are a concern.  | 2         | Noted.   | The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape. |
| 20. | The guidelines have sought to remove vehicles from the streetscape however in some instances there is new parking in front setbacks – an alternative should be considered and ensure resident on-street parking and space for electronic vehicle infrastructure.   | 3         | Noted.   | The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape. |

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|     | Comment   | Submitter | Administration Comment   | Recommended Modification   |
|-----|---|-----------|--|--|
| 21. | The cultural heritage of the area is family homes, allowing two storey additions which are not visible from the street is important to conserve the cultural heritage and family nature of the street.  | 3         | The existing planning framework limits height in this area to two storeys which is proposed to be maintained.  | The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape. |
| 22. | The heritage architect who drafted the current development design guidelines has stated that he did not think that a 2 storey development would ever be considered within the precinct, given it consists exclusively of single storey, row housing; and that the scale of the housing is explicitly and repeatedly referred to in the guidelines as an intrinsic feature of the housing within the precinct.   | 4         | The existing planning framework limits height in this area to two storeys which is proposed to be maintained. The policy has been strengthened to cover 2-storey additions, and that they should not be visible from the street, however, it still allows for 2-storey additions at the rear of properties.  | The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape. |
| 23. | Before this unique precinct is lost to total gentrification, The City of Vincent has the opportunity to be progressive in preserving the homogenous, modest, single story workers cottages, beyond that of the front façade. After discussions for a recent planning application, the modest size of these houses appears to be overlooked in preference of providing the modern amenity of larger homes found in suburbia. There doesn't appear to be any value placed on the origins of their cultural heritage, and why decades ago people campaigned to maintain this area as an intact precinct.  I have a strong belief that the heritage of the precinct goes beyond the built form of the street facades, it has a rich cultural heritage of working class accommodation, for both the emerging city of Perth and workers for the WA goldfields. I don't want the uniqueness of this modest housing estate to disappear as if the streets were like any other within the City of Vincent. I don't want modest to be a subjective term, it currently appears, after its last interpretation for a planning application, to be anything smaller than a mansion. | 5         | These are all valid points that are reinforced in the draft policy. However, planning guidance should not only protect the heritage aspects, but also respond to current needs. In the context of Brookman/Moir, the draft policy is clear about the scale of dwellings when viewed from the street, and it is clear that the existing dwelling must be retained. It is not as simplistic as protecting just the front façade.  In the City's opinion, the draft policy does not diminish the uniqueness of the precinct in any way. It was never the intent of heritage listing to keep the property in its exact state forever. The heritage listing is there to protect the key elements that are valuable while allowing for creative and respectful improvements. Some flexibility is required to keep heritage listed areas well-maintained and in high demand. If heritage areas are too strict and allow no changes, we would likely see them lost at a faster rate as there would be minimal demand for listings.  It should also be noted that planning policy must be subjective by the legislative power given to it through the Local Planning Scheme. The weight applied to a planning policy has been the subject of many appeals, even when it is written apparently without discretion. These precedents also change over time, so it is important to update policy to match. | The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape. |

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| Comment  | Submitter | Administration Comment  | Recommended Modification |
|--|-----------|---|--------------------------|
| Championing working class accommodation may be an unpopular but it's largely forgotten or dismissed as an unimportant part of our built heritage, so long as we favour more grander residences & commercial buildings. Our State heritage listing notes how rare & unique the working class houses in Moir & Brookman Streets are both in WA and Australia, built as an 'estate' alongside Lake Street's Bakers Terrace.  It should also be noted, the 2 streets gained their State Heritage Listing in 2007, having previously been listed on both the City of Perth then City of Vincent Municipal Registers, so there has been a level of protection for decades. But a comment made by sitting Council in recent times, regarding reviewing the guidelines, seemed to infer that the current loose mandates no longer reflect what current owners wanted when it came to developing their properties. When buying a heritage | Submitter | In the draft policy, the 'local housing objectives' will be heavily relied on for any future development applications. All applications will need to meet these objectives, but they may attempt to do so in any number of ways. It will then be up to the decision-maker to determine whether a proposal is in line with the objectives. | Recommended Modification |
| property no matter how modest, we should understand that whilst it is out home we are custodians of something unique that has great historical merit for future generations.   |           |   |                          |

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### **Highgate Design Guidelines - Summary of Submissions**

|     | Comment  | Submitter    | Administration Comment  | Recommended Modification                             |  |  |  |
|-----|--|--------------|---|--|--|--|--|
|     | The character of an area includes building design and elements that are visible from the street. With this in mind, what part of the buildings in your area do you love? |              |   |  |  |  |  |
| 1.  | Tuck pointing, buildings that pay homage to the late 1800's and early 1900's.  | 1            | The immediate design guideline area does not include heritage dwellings built in the late 1800's and early 1900's. The area includes distinct character features sought in the design guidelines.   | No modification.                                     |  |  |  |
| 2.  | The streetscapes are in harmony and provide local people and visitors with a unique and pleasing aesthetic.  | 2            | The building envelopes in the design guideline area are consistent however there is a variety of homes built within the last 30 years. The existing planning framework has suitable controls to maintain the building envelopes and seek development that recognises the context of the area. | The design guidelines are recommended to be revoked. |  |  |  |
| 3.  | The village feel of the neighbourhood.   | 3            | Noted.  | No modification.                                     |  |  |  |
| 4.  | Multiple storey houses and quiet street.   | 4            | Noted.  | No modification.                                     |  |  |  |
|     |  | gs design wo | uld you like to see more of in your area?   |  |  |  |  |
| 5.  | Buildings which pay homage to the late 1800's and early 1900's   | 1            | The immediate design guideline area does not include heritage dwellings built in the late 1800's and early 1900's. The area includes distinct character features sought in the design guidelines.   | No modification.                                     |  |  |  |
| 6.  | Development kept to a minimum to maintain the character and amenity of the area  | 2            | The existing planning framework limits height in this area to two storeys which is proposed to be maintained.   | No modification.                                     |  |  |  |
| 7.  | Solar access for solar power generation.   | 3            | Solar access is provided for in the R Codes.  | No modification.                                     |  |  |  |
| 8.  | Higher density.  | 4            | The density code for this area is set by the local planning scheme and is not proposed to change in this review.  | No modification.                                     |  |  |  |
| 9.  | Streets that are greener, more tree coverage.  | 5            | The City's Greening Plan 2018-2023 seeks to increase tree canopy in the public realm.  The City's Built Form Policy which applies to this area provides for increased landscaping, these provisions are not proposed to change as part of the review.   | No modification.                                     |  |  |  |
|     |  |              | ou think is 'out of character' with the area?   |  |  |  |  |
| 10. | unless it's tuck pointed   | 1            | Noted.  | No modification.                                     |  |  |  |
| 11. | Apartment complexes which do not add character   | 2            | Noted.  | No modification.                                     |  |  |  |

|     | Comment   | Submitter    | Administration Comment   | Recommended Modification                             |
|-----|---|--------------|--|--|
| 12. | Houses which are not maintained   | 3            | The City cannot enforce the maintenance of private properties through local planning policy.   | No modification.                                     |
| 13. | Open carports with roller doors are unusual in an inter-city area with high crime rate  | 4            | The current policy provides for car parking to be provided on site and provides the option for these to be enclosed. This would be carried on through the Built Form Policy.   | No modification.                                     |
| 14. | High strata density are out of character and take up street parking.  | 5            | High density areas are outside of this guideline area and subject to separate planning controls. While developments should be allowing for parking on-site if it's needed, street parking is available for all users, residents, visitors and businesses as long as they are compliant with signage. | No modification.                                     |
|     | What would you like to see changed in   | the guidelin | es?  |  |
| 15. | Any changes should not impact the ability for residents to enjoy the local amenities of the area including local businesses and events  | 2            | Noted.   | The design guidelines are recommended to be revoked. |
| 16. | The guidelines are redundant as all of the houses are built in accordance with the guidelines.  | 3            | Noted.   | The design guidelines are recommended to be revoked. |
| 17. | These should be updated and should not stifle current best practice or innovation in modern design.  Brick paved roads, red masonry roof tiles, gables and non-native species are outdated and almost unfashionable.  Carports should be able to be converted into closed safe area.  Fencing is to be 50% transparent however these become no longer | 4            | The Built Form Policy provisions allow discretion to be applied and do not stifle innovation where it meets the objectives.  Where landscaping does not obscure vehicular access sightlines it is appropriate to use in fencing.   | No modification.                                     |
|     | transparent where plants are grown to fill the space.   |              |  |  |

|     | Comment  | Submitter     | Administration Comment                                | Recommended Modification                             |
|-----|--|---------------|---|--|
|     | Do you have any general comments t   | o make on the | e guidelines?   |  |
| 18. | Maintain the design, amenities and character of the area, it is unique and beautiful   | 2             | Noted, this can be achieved by the Built Form Policy. | The design guidelines are recommended to be revoked. |
| 19. | Dwelling fronting Harold Street should<br>not have vehicular access from<br>Plunkett Street  | 3             | Noted, this can be achieved by the Built Form Policy. | The design guidelines are recommended to be revoked. |
| 20. | Plunkett Street is dated with gable roofing, brick paved streets and European tree species that struggle to survive through the summer. Design should reflect a modern appearance including the tree species | 4             | Noted, this can be achieved by the Built Form Policy. | The design guidelines are recommended to be revoked. |
| 21. | Concern about character listing -<br>Impact on future<br>renovations/improvements  | 5             | Noted, not recommended.                               | The design guidelines are recommended to be revoked. |

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### Lacey Street Design Guidelines - Summary of Submissions

|     | Comment  | Submitter     | Administration Comment   | Recommended Modification   |
|-----|--|---------------|--|--|
|     | you love?  | ding design a | and elements that are visible from the street. With this in  | n mind, what part of the buildings in your area do   |
| 1.  | The uniformity of the houses and their character - and the size of the blocks.   | 1             | Noted, this is controlled through the guidelines and the local planning scheme.  | No modification.   |
| 2.  | The intact workers cottages. The front rooms, facades and shape of the houses should be retained.  | 2             | Noted.   | The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape. |
| 3.  | Tuck-pointed brickwork, lacework on bullnose verandas and chimneys are all features that make Lacey Street special.                      | 3             | Noted.   | The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape. |
| 4.  | Representation of a specific period of Perth culture and history, showcasing working class houses.  Unity in the designs, the houses all | 4             | Noted.   | The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape. |
|     | being variations of 3 designs.   |               |  |  |
|     | The low fences facilitate a community experience and the verandahs provide outside recreation areas open to the street.                  |               |  |  |
|     | What elements of buildings or building   | gs design wo  | uld you like to see more of in your area?  |  |
| 5.  | Retention of character windows and doors with leadlights - or replacing modern features with more sympathetic character features.        | 1             | Noted. This is included in the draft policy.   | The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape. |
| 6.  | Light poles which match the character of the street.   | 2             | Noted, the light poles are not part of the consideration of this review as they are public infrastructure, however this will be considered during undergrounding of power. | No modification.   |
| 7.  | Underground power.   | 2             | This area is included in the underground power program.  | No modification.   |
| 8.  | Reinstatement of verge gardens   | 2             | Noted. This is included in the draft policy.   | No modification.   |
| 9.  | Reinstatement of original features   | 3             | Noted. This is included in the draft policy.   | No modification.   |
| 10. | Low fences and front verandahs which increase interaction.   | 4             | Noted. This is included in the draft policy.   | The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape. |

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|     | Comment  | Submitter     | Administration Comment  | Recommended Modification   |
|-----|--|---------------|---|--|
| 11. | The physical fabric is of a consistent scale and the street presentation as such should remain.  | 5             | Noted. This can only be achieved with a heritage listing.   | Recommended to advertise Lacey Street as a heritage area.  |
|     | The verandahs and front 2 rooms should definitely be retained but  |               |   |  |
|     | beyond that alterations can be permitted to ensure the street remains  |               |   |  |
|     | relevant and occupied as it is today.  | a design do v | l ou think is 'out of character' with the area?   |  |
| 12. |  | 1             | Noted. Please contact the City's Rangers if there are any parking and access issues in future. The commercial properties have their own requirements in the draft policy that are intended to complement the streetscape character. | The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape. |
|     | The commercial properties that have rear access on Lacey Street detract from the character of the street and given that traffic flow and parking in the street is limited - any further non-residential or larger scale development would only worsen the exiting congestion problems. Large trucks delivering goods to the commercial properties frequently park in the street while they are unloading - blocking the traffic. |               |   |  |
| 13. | Concrete verges  | 2             | The policy cannot prohibit concrete, but soft landscaping is included as a 'deemed-to-comply' provision.  | The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape. |
| 14. | Power poles  | 2             | Noted. Power poles are planned for removal through the underground power program.   | No modification.   |
| 15. | (acknowledging that there are limited alternatives)  | 3             | Noted, this is included in the draft policy.  | The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape. |
| 16. | High fences  | 4             | Noted, this is included in the draft policy.  | The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape. |

**ORDINARY COUNCIL MEETING AGENDA** 

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|     | Comment  | Submitter      | Administration Comment  | Recommended Modification   |
|-----|--|----------------|---|--|
| 17. | Visually obtrusive second storeys.   | 4              | Noted, this is included in the draft policy.  | The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape. |
|     | What would you like to see changed in  | n the guidelin |   |  |
|     | Firmer protection of the heritage aspects of the street and no modern large scale developments for such small blocks which may dwarf existing properties.  | 1              | This can only be achieved with a heritage listing   | Recommended to advertise Lacey Street as a heritage area.  |
|     | The existing guidance should not be removed.   | 2              | Noted. Existing guidance is not being removed but must be rewritten to provide for discretion and unique circumstances. | The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape. |
| 20. | Prohibit concrete verges and include trees and gardens instead.  | 2              | The policy cannot 'prohibit' anything, but soft landscaping is included as a 'deemed-to-comply' provision.              | The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape. |
| 21. | Single storey streetscape;   | 3              | Noted, this is included in the draft policy.  | The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape. |
| 22. | Prohibition of demolition; and   | 4              | This can only be achieved with a heritage listing.  | Recommended to advertise Lacey Street as a heritage area.  |
| 23. | The street should be heritage listed   | 4              | Noted, the City is recommending to advertise a heritage listing to gauge community interest.                            | Recommended to advertise Lacey Street as a heritage area.  |
| 24. | Means of parking vehicles should be permitted within the front setback providing it is unobtrusive and does not detract from the existing fabric. To force occupants to park at the rear or side of dwelling stifles opportunity for development on already limited land area. In addition any parking at the rear clearly inhibits useable open space for families, something to be encouraged in this street in particular.  I also do not believe the Guidelines are accurate when they maintain a key characteristic is infrequent driveway interruptions. | 5              | Noted.  | The design guidelines are recommended to be modified to include local housing objectives and deemed to comply criteria to retain the character of the streetscape. |

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|     | Comment   | Submitter     | Administration Comment   | Recommended Modification |
|-----|---|---------------|--|--------------------------|
|     | The majority of properties in the street do have driveways.  To digress slightly on the traffic front:  1. The 2 way traffic at present works with drivers in the main being understanding and courteous and pull over to permit passing traffic.  2. A 1-way system means that if a parking spot is overlooked initially either reversing, with its inherent problems, or a trip around the block is required.  3. The Council's position on commercial waste removal has significantly increased heavy truck traffic in this narrow street which does have growing numbers of children. This contrary to the aim of maintaining a domestic scale. |               |  |                          |
|     | Do you have any general comments to   | o make on the | a quidelines?  |                          |
| 25. | Yes, more consultation on the streetscape aspects such as footpaths, verges and street trees. The power lines in the street are problematic with the size of remaining large Plane trees. The latter are inappropriate for the narrow street, anyway - they shed leaves, irritant pollen and branches all year over the houses and gardens - and disrupt the pathways. They should be replaced with a more suitable enhancing tree-type which is consistent in species along the streetscape. Underground power would enhance the aesthetics of the street.   | 1             | Noted. These comments will be passed to the Parks team to consider, however, it is unlikely that any trees will be replaced unless they are posing a hazard.  The area is included in the underground power program. | No modification.         |
| 26. | Support the intention of the guidelines<br>and the residential family nature of the<br>street   | 2             | Noted.   | No modification.         |

|     | Comment  | Submitter | Administration Comment  | Recommended Modification                                  |
|-----|--|-----------|---|---|
| 27. | Concerned about the impact of the development of Stirling Street on Lacey Street                         | 3         | Noted. The City will soon be undertaking further work on<br>'transition' areas between high and low density. At<br>present, the City's Built Form Policy is successful in<br>controlling direct impacts such as overlooking and<br>overshadowing. | No modification.  |
| 28. | Lacey Street is unique with features that have facilitate community interaction                          | 4         | Noted.  | No modification.  |
| 29. | The beautiful heritage of the homes and street should be preserved for the street and broader community  | 4         | This can only be achieved with a heritage listing.  | Recommended to advertise Lacey Street as a heritage area. |
| 30. | The guidelines allow flexibility so that extensions can be modern and allow families to stay in the area | 4         | Noted. This will remain in the revised policy.  | No modification.  |
| 31. | Street trees contribute to the use of the street by residents and pedestrians.                           | 4         | Noted.  | No modification.  |
| 32. | Lacey St is a unique street through its built form and mix of occupants.                                 | 5         | Noted.  | No modification.  |

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## Schedule of Modifications – Appendix No. 6 Brookman and Moir Streets Development Guidelines

| No. | Existing<br>Clause<br>Name/Number | Existing<br>Page | New<br>Page | Comment   | Recommended Modification  |
|-----|-----------------------------------|------------------|-------------|---|---|
| 1.  | Policy Title                      | All              | All         | The local planning policy relates to the heritage precinct of Brookman and Moir Streets. The Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations) provide provisions for Heritage Areas to have Local Planning Policies to guide development.   | Amend the policy title as follows:  Brookman and Moir Streets – Heritage Area Development Guidelines  |
| 2.  | 2 Aim of the guidelines           | 2                | 2           | The purpose of the review of the guidelines is to ensure the provisions can be implemented suitably within the Local and State Planning Framework. The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.  Aim of the Guidelines has now been incorporated into the Statement of Significance, Purpose, Objectives and Policy Scope | Delete the following wording from Clause 2:  These Guidelines contain essential controls, discretionary controls, advice and encouragement. The following interpretations are to apply:  Essential Controls: are aimed at preserving the Brookman and Moir Streets area, as a whole and ensuring its integrity and these controls are not flexible.  Discretionary Controls: allow certain alterations to be made, provided it can be demonstrated that the application of the control will result in a good conservation outcome and be in harmony with the Brookman and Moir Streets area.  Encouragement: is a set of information that would assist in enhancing individual properties and the Brookman and Moir Streets area as a whole.  Advice: is offered as to the manner in which improvements can be made.  Please note: The City of Vincent can offer free advice on all heritage matters, that is appropriate design, colour schemes and materials, and it is advised that prior to consideration of any building works to contact the City of Vincent as soon as possible. |
| 3.  | N/A                               | N/A              | 4           | New section: Relationship to Planning Framework   | New wording is included denoting the relationship of this planning policy to other planning legislation and policies.   |
| 4.  | N/A                               | N/A              | 4 & 5       | New section: Additional Requirements for Development Applications   | Additional documentation is now required to be included with development applications to aid in assessing the application.  |
| 5.  | N/A                               | N/A              | 5 & 6       | New section: Definitions  | Additional definitions now included into policy   |
| 6.  | N/A                               | N/A              | 6           | New section: Explanatory Notes  | Information that will aid in assessing development applications as well as in developing designs for new builds have been collated into this section  |

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| No. | Existing<br>Clause<br>Name/Number | Existing Page | New<br>Page | Comment   | Recommended Modification   |
|-----|-----------------------------------|---------------|-------------|---|--|
| 7.  | N/A                               | N/A           | 15 &<br>16  | New Section Modifications to SPP 7.3<br>Residential Design Codes (Volume 1)   | Relationship between proposed provisions and the existing R-Code are shown here  |
| 8.  | 3 Alterations and Additions       | 4             | 10          | This clause and its provisions are now contained within Clause Built Form and the explanatory notes, provisions have been reviewed and replaced with Local Housing Objectives and deemed to comply criteria | Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 3 Built Form  Delete or amend the following wording:  Significant original external features must be retained and conserved.  Where original features have been removed or obscured, their reinstatement should be considered, especially where the losses are detrimental to the presentation of the place. That is to say intrusive features such as carports, solid high brick fences, high close bearded timber fences and concrete paved gardens should be removed, where the opportunity exists.  The level of change to the front rooms of the houses has been semewhat limited. The remaining original planning and fabric of these rooms should be retained and conserved and adapted only as much as is necessary and as little as possible.  The interface between corner end buildings and the secondary street (Forbes Street and Robinson Avenue) must be treated as being viewed from the front, with an eaves height limit to be the same as the main roof of the existing house facing the street  While it is acknowledged that many internal features have been altered and extended under the skillion roof additions, many of these changes have improved the basic levels of amenity of the houses and living standards.  Further change to dwellings will be required over time and it is important that when these changes occur, the integrity of the streetscape and architecture is retained.  Additions to the rear must be unobtrusive and meet the requirements of the Residential Design Codes. The City will exercise some discretion to achieve improved dwellings and good conservation outcomes.  The external appearance of many of the dwellings has been changed over time, either as a building maintenance response (render over brickwork and removal of decaying timberwork) or through changing fashion, relating to the changes in demographes. It is essential that further losses of original detail do not occur and that opportunities for the reinstatement of missing |

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| No. | Existing<br>Clause<br>Name/Number | Existing Page | New<br>Page | Comment   | Recommended Modification   |
|-----|-----------------------------------|---------------|-------------|---|--|
| 9.  | 4 Roofs                           | 5             | 8           | The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.  This provision is now included under Clause 2 Conservation.   | Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 2.1 Roofs           |
| 10. | 5. External<br>Walls              | 5             | 8           | The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.  This provision is now included under Clause 2 Conservation.   | Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 2.2 External Walls  |
| 11. | 6 Front<br>Verandahs              | 6             | 8           | The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.  The proposed deleted discretionary wording contradicts the retention and should be removed.  The proposed deleted reference to the Heritage Assessment is covered in the 'Scope' section of the draft Local Planning Policy.  This provision is now included under Clause 2 Conservation. | Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 2.3 Front Verandahs |

| No. | Existing<br>Clause<br>Name/Number      | Existing Page | New<br>Page | Comment   | Recommended Modification   |
|-----|--|---------------|-------------|---|--|
| 12. | 7 Windows                              | 7             | 8           | The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.  The proposed deleted discretionary wording contradicts the retention and should be removed.  The proposed deleted encouraged wording is irrelevant as the City does not own heritage properties in Brookman or Moir Streets and should be removed.  | Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 2.4 Windows                       |
|     |  |               |             | This provision is now included under Clause 2 Conservation.   |  |
| 13. | 8. Front Doors<br>and Hopper<br>Lights |               | 8           | The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.  The proposed deleted discretionary wording contradicts the retention and should be removed.  The proposed deleted encouraged wording is irrelevant as the City does not own heritage properties in Brookman or Moir Streets and should be removed.  This provision is now included under Clause 2 Conservation. | Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 2.5 Front Doors and Hopper Lights |

| No. | Existing<br>Clause<br>Name/Number                           | Existing Page | New<br>Page | Comment  | Recommended Modification   |
|-----|---|---------------|-------------|--|--|
| 14. | 9. Chimneys   | 8             | 8           | The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.  The proposed deleted discretionary wording contradicts the retention and should be removed.  This provision is now included under Clause 2 Conservation. | Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 2.6 Chimneys                    |
| 15. | 10. External decorative details                             | 8             | 8           | The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.  The proposed deleted discretionary wording contradicts the retention and should be removed.  This provision is now included under Clause 2 Conservation. | Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 2.7 External decorative details |
| 16. | 11. Front<br>Street Fences<br>and Secondary<br>Street Fence | 8             | 12          | The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.  The proposed deleted discretionary wording contradicts the retention and should be removed.  | Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 4                               |

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| No. | Existing<br>Clause<br>Name/Number | Existing Page | New<br>Page | Comment   | Recommended Modification   |
|-----|-----------------------------------|---------------|-------------|---|--|
|     |                                   |               |             | Secondary street provisions have been deleted as the secondary street streetscape does not contribute to the heritage precinct and in these areas the walls are suitable to be 1.8m.  This provision is now included under Clause 4 Front Street Fences, Secondary Street Fence & the Front Garden  |  |
| 17. | 12. Front<br>Gardens              | 9             | 12          | The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.  This provision is now included under Clause 4 Front Street Fences, Secondary Street Fence & the Front Garden  | Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 4 |
| 18. | 13. Car<br>parking                | 9             | 13          | The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.  The proposed deleted discretionary wording contradicts the ability to exercise discretion and should be removed.  This provision is now included under Clause 5 Car Parking | Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 5 |

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| No. | Existing<br>Clause<br>Name/Number | Existing<br>Page | New<br>Page | Comment  | Recommended Modification   |
|-----|-----------------------------------|------------------|-------------|--|--|
| 19. | 14. Rear garages                  | 10               | 13          | The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.  The proposed deleted discretionary wording is not necessary in this policy as it is covered in other legislation and should be removed.  This provision is now included under Clause 5 Car Parking | Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 5 |
| 20. | 15. Rear<br>Water Closets         | 10               | 7           | The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.  The proposed deleted essential and discretionary wording contradicts the retention and should be removed.  This provision is now included under Clause 1 Demolition                                | Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria and moved to Clause 1 |
| 21. | 16. Colours                       | 10               | 14          | The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives.  This provision is now included under Clause 6 Materials and Colours  | Amend the wording to become Deemed to Comply and Local Housing Objectives and moved to Clause 6          |
| 22. | 17. Internal<br>Planning          | 11               | 6           | These provisions have been moved to the Explanatory Notes section  | Amend the wording and move to Explanatory Notes  |

| No. | Existing<br>Clause<br>Name/Number    | Existing<br>Page | New<br>Page | Comment  | Recommended Modification   |
|-----|--------------------------------------|------------------|-------------|--|--|
| 23. | 18. Demolition                       | 11               | 7           | The reform of the provisions is to remove the wording Essential Control, Discretionary Control, Encouragement and Advice to be replaced with Local Housing Objectives and Deemed to Comply Criteria.  The proposed deleted discretionary wording contradicts the retention and should be removed.  This provision is now included under Clause 1 Demolition  | Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria moved to Clause 1 Demolition  The following wording is to be deleted:  Partial demolition of dwelling will only be considered in exceptional circumstances.   |
| 24. | 19. Open space                       | 11               | -           | The proposed deleted wording is not necessary in this policy as it is covered in other legislation and should be removed.  | The following wording is to be deleted:  Development should meet the performance criteria of the Residential Design Codes in regard to Open Space. As most dwellings in the precinct would not achieve the required percentage of open space on these lots due to historical development, it is essential that an outdoor living area is required. Due regard will be given to the configuration of outdoor living areas and the availability of existing open space, with particular reference to those dwellings with rear and secondary street vehicular access.  Outdoor Living Areas are to comply with the requirements of the Residential Design Codes.   |
| 25. | 20.<br>Development<br>considerations | 12               | -           | In considering an application for development approval the local government is to have due regard to the matters outline in Schedul2, Part 9, Clause 67 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015.</i> The items listed in the clause only capture a few considerations in development assessment and do not show all considerations which may be misleading and should be deleted. | The following wording is to be deleted:  The City acknowledges the constraints of land development within the heritage precinct, and the following statements aim to achieve a balance between potential everdevelopment and heritage character.  Where everdevelopment facilitates conservation of original fabric the proposal will be assessed by the degree of possible congestion on the built environment and the impact of development on heritage values including all relevant considerations such as zoning, residential amenity and or/ environmental issues specified by the Town Planning Scheme and outlined in the relevant Policies of the City of Vincent.  This will be measured by discretionary control to allow new development and to allow a specific design response of each site (property), to demonstrate positive conservation outcome and contribution to the precinct. |

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| No. | Existing<br>Clause<br>Name/Number          | Existing Page | New<br>Page | Comment  | Recommended Modification  |
|-----|--|---------------|-------------|--|---|
|     |  |               |             |  | To achieve the conservation goals and desires of the Council the following items will be given consideration within the heritage precinct. This is to achieve overall conservation objectives.  |
|     |  |               |             |  | Significant reduction in the open space provision   |
|     |  |               |             |  | Availability of land to accommodate parking   |
|     |  |               |             |  | <ul> <li>Impact of the new development on the site as a whole</li> </ul>  |
|     |  |               |             |  | Protection and conservation of the existing site  |
|     |  |               |             |  | The heritage significance of the site and context especially in terms of the streetscape and public domain  |
|     |  |               |             |  | Compatibility to neighbouring properties in terms of scale, bulk, height, quality of design, materials and refinement of details and craftsmanship  |
|     |  |               |             |  | Protection of valued residential amenity of the locality  |
| 26. | 21. Urban<br>Infrastructure<br>21.1 Intent | 12            | -           | The wording is proposed to be deleted as it has been captured in the objectives of the policy. | The following wording is to be deleted:  Future upgrade of infrastructure elements such as: road and verge treatment, lighting, paving and public seating are required to be compatible with the heritage significance of the area and should not detract from the character of the precinct. |
|     |  |               |             |  | Ensure that the design of new street furniture and utility services are to be sympathetic to the streetscape character of the precinct.   |
|     |  |               |             |  | The design, scale and location of new or replacement street signs, street lighting or any other new street furniture should complement the streetscape character.   |
|     |  |               |             |  | Reads, kerbs and footpaths should retain their current alignment and surfacing treatment should be consistent throughout the precinct.  |
|     |  |               |             |  | Traffic control and traffic calming devices should be located outside of Brookman and Moir Streets. Traffic management issues should be referred to the City of Vincent for consideration.  |
|     |  |               |             |  | Consideration will be given to intrusive traffic signage being kept as an essential minimum where possible.   |

| No. | Existing<br>Clause  | Existing Page    | New<br>Page        | Comment  | Recommended Modification                   |
|-----|---|------------------|--------------------|--|--|
|     | Name/Number   |                  |                    |  |  |
| 27. | 22. FIGURE 1 - A TYPICAL ORIGINAL HOUSE PLAN 23. FIGURE 2 | 13, 14<br>and 15 | 9, 10<br>and<br>11 | All figures and notes to be maintained but graphically updated . | Graphics have been aesthetically modified. |
|     | - TYPICAL<br>ORIGINAL<br>FRONT<br>ELEVATION<br>FEATURES   |                  |                    |  |  |
|     | 24. FIGURE 3 - PRINCIPLES OF EXTERNAL EXTENSIONS          |                  |                    |  |  |

## Schedule of Modifications - Appendix No. 17 Design Guidelines Lacey Street

| No. | Existing<br>Clause<br>Name/Number | Existing Page | New<br>Page | Comment   | Recommended Modification   |
|-----|-----------------------------------|---------------|-------------|---|--|
| 1.  | Policy Title                      | All           | All         | The Design Guidelines relate to a collection of intact federation-style buildings in Lacey Street. The Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations) provide provisions for Heritage Areas to have Local Planning Policies to guide development. | Amend the policy title as follows:  Design Guidelines Lacey Street – Character Area  |
| 2.  | DESCRIPTION                       | 1             | 1           | The proposed deleted wording is not accurate, the remaining wording provides suitable context.  | Modify the introduction wording as follows:  Lacey Street is a unique street possessing qualities reminiscent of a time gone by with its narrow road reserve and collection of intact federation-style buildings. Lacey Street is one of few streets with an intact single storey streetscape and given its proximity to the central business district and the growing demand for unfettered land there is growing pressure on properties in this street for redevelopment.  The area is distinctive due to the predominance of dwellings in the Federation Bungalow and Federation Georgian style of architecture. The cohesive streetscape is characterised by small dwellings, which have a two room presentation to the street and feature bull nose and skillion verandahs and protruding bays surmounted in gables. The dwellings are constructed of brick with some render detailing and have hipped and pitched roof forms, with highly visible chimneys. Fenestration pattern includes simple window arrangements of single sash and casement windows with centrally located front doors. |
| 3.  | ISSUES/<br>THREATS                | 3             | 2           | The wording is covered in the objectives of the design guidelines and the provisions, this is a negative repetition of the objectives of the guidelines.  | The following wording is to be deleted:  - Loss of single storey streetscape Loss/demolition of intact housing stock Loss of consistent roof pattern Loss of open streetscape with high fencing and car storage structures Changes to the dominant setback pattern Inappropriate, out of scale development on gateway properties.  The retention of the original house and many features is essential, and entire demolition of dwellings will not be permitted.   |

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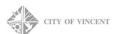
| No. | Existing<br>Clause<br>Name/Number | Existing Page | New<br>Page | Comment  | Recommended Modification   |
|-----|-----------------------------------|---------------|-------------|--|--|
| 4.  | POLICY<br>STATEMENT               | 3             | 2           | The wording is to be updated to remove previous terms used and update reference as well as include policy objectives | PURPOSE The purpose of this policy is to Conserve and enhance the significant and distinctive qualities and characteristics of Lacey Street Heritage Area, This policy identifies those contributory buildings are to be retained and that alterations and additions to these buildings are carried out in a way which respects the integrity and aesthetic value of the streetscape, whilst also illustrating innovative architectural and sustainable design excellence.   |
|     |                                   |               |             |  | <ul> <li>OBJECTIVES         <ul> <li>The objectives of this Policy are to:</li> <li>Retain and conserve the existing contributory dwellings.</li> <li>Provide design guidance to ensure new development and alterations and additions to existing buildings conserve and enhance the heritage significance of the heritage area whilst not adversely affecting the significance of neighbouring dwellings.</li> </ul> </li> <li>Retain the uniformity in lot sizes to ensure the rhythm of the traditional streetscape is not eroded.</li> </ul> <li>Maintaining the absence of interruptions to the streetscape by restricting car storage and driveways in the front setback.</li> <li>Ensure front fences, if required, are low height or open style which are consistent with the precinct in terms of materiality and colour; and</li> <li>Encourage a high standard of architectural and sustainable building design for new development and alterations to contributory buildings.</li> |
| 5.  | n/a                               | N/A           | 4           | New section: Relationship to Planning Framework  | New wording is included denoting the relationship of this planning policy to other planning legislation and policies.  |
| 6.  | N/A                               | N/A           | 4 & 5       | New section: Additional Requirements for Development Applications  | Additional documentation is now required to be included with development applications to aid in assessing the application.   |
| 7.  | N/A                               | N/A           | 5           | New section: Definitions   | Additional definitions now included into policy  |
| 8.  | N.A                               | N/A           | 6           | New Clause: 1. Demolition  | Befitting of Lacey Street being classed as a heritage area, demolition clause has been inserted as to protect existing building stock, An intent statement, Local housing objectives and deemed-to-comply criteria has also been included  |
| 9.  | N.A                               | N/A           | 6           | New Clause: 2. Conservation  | Befitting of Lacey Street being classed as a heritage area, a conservation clause has been inserted as to protect existing building stock, An intent statement, Local housing objectives and deemed-to-comply criteria has also been included  |

| No. | Existing<br>Clause<br>Name/Number | Existing Page | New<br>Page | Comment   | Recommended Modification   |
|-----|-----------------------------------|---------------|-------------|---|--|
| 10. | Existing<br>Building Stock        | 4             | 7-9         | Change the title of the element for clarity.  The 'Objective' is proposed to be retained as 'Local Housing Objectives'.  The 'Design Response' and 'Avoid' criteria is worded as deemed to comply and cannot be included as 'Deemed to comply' criteria as the R Codes do not allow local government to provide deemed to comply criteria for elements not included within the R Codes without the approval of the Western Australian Planning Commission.  Retention of the dwelling is covered in | Modify the element heading as follows:  Existing Building Stock Clause 3 New Development  This clause is to have an intent statement and two subclauses, 3.1 Setbacks and 3.2 Form and Scale  Amend the wording to become Local Housing Objectives and Deemed to Comply criteria |
| 11. | Landscape                         | 4             | 10          | the introduction  The 'Objective' is proposed to be retained as 'Local Housing Objectives'.  The 'Design Response' and 'Avoid' criteria is worded as deemed to comply and cannot be included as 'Deemed to comply' criteria as the R Codes do not allow local government to provide deemed to comply criteria for elements not included within the R Codes without the approval of the Western Australian Planning Commission.  Retention of the dwelling is covered in the introduction            | New clause number  Amend the wording to become Local Housing Objectives and Deemed to Comply criteria  |
| 12. | Lot Size                          | 4             | 10          | Lot size is controlled through the Local Planning Scheme which applies a zone and coding to properties. The size of lots as per each code is determined by the Residential Design Codes. Nonetheless, clause is to be included to guide subdivision design  | Modify the element heading as follows:  Lot Size Clause 4 Subdivision  Include an intent statement and amend the wording to become Local Housing Objectives and Deemed to Comply criteria  |

| No. | Existing<br>Clause<br>Name/Number | Existing Page | New<br>Page | Comment   | Recommended Modification  |
|-----|-----------------------------------|---------------|-------------|---|---|
| 13. | Setbacks                          | 5             | 7           | The 'Objective' is proposed to be retained as 'Local Housing Objectives'.  The 'design response' (with the exception of garages and carports) has been included as 'deemed to comply' criteria as these amend and apply in addition to 5.1.2 and 5.1.3 of the R Codes. The garages and carports 'design response', 'behind the building line', is proposed to be deleted as this contradicts the objectives.  The 'avoid' criteria is proposed to be deleted as it is a repetition of the 'objectives' and 'deemed to comply' criteria. | Move the clause into subclause 3.1 Setbacks  Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria   |
| 14. | Height and<br>Building Form       | 5             | 7           | The 'Objective' is proposed to be retained as 'Local Housing Objectives'.  The 'design response' has been included as 'deemed to comply' criteria as these amend and apply in addition to 5.1.6 of the R Codes.  The 'avoid' criteria relating to a single storey streetscape is proposed to be reworded as a local housing objective.  | Move the clause into Clause 3 New Development  Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria  Move the below to Definitions.  Public domain view means sightlines from the front property line on the opposite side of the road with a viewing height of 1.65 metres above the level of the pavement |
| 15. | Materials and<br>design detail    | 5             | 11          | The 'Design Response' and 'Avoid' criteria is worded as deemed to comply criteria and cannot be included as the R Codes do not allow local government to provide deemed to comply criteria for elements not included within the R Codes, without the approval of the Western Australian Planning Commission.  | Modify the element heading as follows:  Materials and design detail Clause 7 Materials and Colours  Include an intent statement  Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria   |

| No. | Existing<br>Clause<br>Name/Number | Existing Page | New<br>Page | Comment   | Recommended Modification  |
|-----|-----------------------------------|---------------|-------------|---|---|
|     |                                   |               |             | In lieu of this, the 'objective' has been included as a local housing objective. And reference to required accompanying material has been included in the 'scope' of the proposed policy.  The 'avoid' criteria is proposed to be deleted as it is does not provide clarity to meet the objectives. |   |
| 16. | Front boundary treatment          | 5             | 10          |   | Amend the heading of the element:  Front boundary treatment Clause 5 Street Fences  Include an intent statement  Amend the wording to become Local Housing Objectives and Deemed-to-comply criteria |
| 17. | Diagrams                          | 4             | 8-10        | The diagrams clearly articulate the provision relating to height and should be maintained.  | Existing diagrams have been graphically updated with new diagrams being included.   |
| 18. | N/A                               | N/A           | 12 &<br>13  | New Section Modifications to SPP 7.3<br>Residential Design Codes (Volume 1)   | Relationship between proposed provisions and the existing R-Code are shown here   |

# LOCAL PLANNING POLICY: BROOKMAN & MOIR CITY OF VINCENT STREETS – HERITAGE AREA



| Legislation / local law requirements | This policy has been prepared under the provisions of clause 9(2) of Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations</i> 2015. |
|--------------------------------------|---|
| Relevant delegations                 | 16.1.1 Determination of various applications for development approval under the City's Local Planning Scheme  |
|                                      | Planning and Development (Local Planning Schemes) Regulations 2015;   |
| Related policies,                    | Heritage Act 2018;  |
| procedures and supporting            | State Planning Policy 7.3 – Residential Design Codes (Volume 1)   |
| documentation                        | Local Planning Policy 7.7.1 Built Form  |
|                                      | Local Planning Policy 7.6.1 Heritage Management – Development<br>Guidelines for Heritage and Adjacent Properties  |

#### **PRELIMINARY**

#### STATUTORY BACKGROUND

Brookman and Moir Streets Heritage Area is designated as a heritage area in accordance with clause 9 of Schedule 2 Part 2 (the deemed provisions) of the Planning and Development (Local Planning Scheme) Regulations 2015.

This local planning policy is adopted consistent with Clause 9(2) of the deemed provisions, which requires a local planning policy for each heritage area. In addition to the minimum requirements outlined in the deemed provisions, this policy identifies the contribution, or otherwise, of all places within the heritage area; and sets out planning controls that support conservation of the identified heritage values of the area.

Brookman and Moir Streets Heritage Area is also included on the State Register of Heritage Places as it has cultural heritage value at a state level. Under Section 73(1) of the Heritage Act 2018 the City must elect to refer any development proposal to the Heritage Council for advice if it is considered that the proposal has the potential to affect the significance of the place.

#### STATEMENT OF SIGNIFICANCE

The following statement of significance relates to extent of the Heritage Area is identified in Map 1. Brookman and Moir Streets Heritage Area is made up of two streets comprising 58 semi-detached residences and one detached residence. The prevailing architectural style is the Federation Queen Anne style, constructed of limestone and brick with corrugated-iron roofs in 1897-98, and a shop at the corner of Moir Street and Forbes Road built in 1940, has cultural heritage significance for the following reasons:

The historic precinct is an almost-complete example of two late 19th century streets of modestlyscaled residential buildings in the Federation Queen Anne style of architecture, built between 1897-98 in the wake of the rapid population expansion following the Western Australian gold boom;

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# LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS - HERITAGE AREA



- The historic precinct is a substantial section of the residential estate developed by the Colonial Finance Corporation in 1897-1898. This estate, comprising the historic precinct in Brookman and Moir Streets, and Baker's Terrace in Lake Street, was the largest estate of its type developed in Western Australia;
- The historic precinct is rare in Western Australia as two streets in which a single basic design was
  utilised for all the residences in a large estate, with the exception of Numbers 2 and 4 Brookman
  Street, which are grander variations of the same pattern used throughout the precinct, that is
  relatively intact:
- The buildings contained within the precinct are representative of what was considered to be 'working class' rental accommodation from the late 19th and early 20th centuries;
- The one-way thoroughfares and modest lot sizes of the semi-detached dwellings contained within the precinct give it a particular character and sense of enclosure;
- The homogeneity of the modestly scaled, semi-detached residential buildings creates a visually striking precinct in an inner city residential area; and
- The historic precinct was developed by the Colonial Finance Corporation who named Brookman
  and Moir Streets after two of the principal investors in the company who were prominent Western
  Australians

#### **PURPOSE**

The primary purpose of this policy is to conserve and enhance the heritage significance and cohesive streetscape character of the Brookman and Moir Streets Heritage Area. This policy identifies those contributory buildings are to be retained and that alterations and additions to these buildings are carried out in a way which respects the integrity and aesthetic value of the streetscape, whilst also illustrating innovative architectural and sustainable design excellence.

### **OBJECTIVES**

The Objectives of this policy are to:

- Retain, conserve, and protect the cultural heritage significance of the Brookman and Moir Streets Heritage Area as identified by its entry of the State Register of Heritage Places and as a designated Heritage Area protected under the City's Local Planning Scheme No. 2.
- Ensure that additions to existing heritage places do not adversely affect the significance of the area, the contributory buildings, or neighbouring heritage places;
- Ensure that future development is sympathetic to the existing built form, context of the streetscape, roof form, and public domain in all elements of design;
- Maintain and improve existing street vegetation and front gardens in a manner that conserves the significance;
- Ensure front fences, if required, are low height or open style which are consistent with the precinct in terms of materiality and colour; and
- Encourage a high standard of architectural and sustainable building design for alterations to contributory buildings.

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# LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS - HERITAGE AREA



## POLICY SCOPE AND CONTRIBUTION OF INDIVIDUAL PLACES

This policy applies to all proposals for development within the Brookman and Moir Heritage Area in Perth, as listed and shown on the below map.



Map 1: Brookman and Moir Heritage Area.

| Level of Significance | Description                            | Desired Outcome  |
|-----------------------|--|--|
| Contributes           | Contributes to the significance of the | Conservation of the place is   |
|                       | Heritage Area; recommended for         | desirable. Any external alterations or   |
|                       | entry in the Heritage List             | extensions should reinforce the  |
|                       |  | significance of the area, in   |
|                       |  | accordance with the Design   |
|                       |  | Guidelines.  |
| Dana not contribute   | Dana wat asytyihuta ta tha             | Eviation fabria dans not need to be  |
| Does not contribute   | Does not contribute to the             | Existing fabric does not need to be  |
|                       | significance of the Heritage Area.     | retained. Any new (replacement) development on the site should reinforce the significance of the |
|                       |  | area, in accordance with the Design  |
|                       |  | Guidelines.  |
|                       |  |  |

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# LOCAL PLANNING POLICY: BROOKMAN & MOIR CITY OF VINCENT STREETS – HERITAGE AREA



#### RELATIONSHIP TO THE PLANNING FRAMEWORK

This policy is made pursuant to Schedule 2, Part 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations) and Part 7 of State Planning Policy 7.3 Residential Design Codes Volume 1 (R Codes Volume 1).

This Local Planning Policy forms part of the City of Vincent's (the City) local planning policy framework. including but not limited to, the City's Local Planning Policy 7.1.1 Built Form (Built Form Policy) and Local Planning Policy 7.6.1 Heritage Management - Development Guidelines for Heritage and Adjacent Properties (LPP 7.6.1). Where this Policy is inconsistent with the City's local planning scheme, the local planning scheme prevails.

Where inconsistency exists between this policy and a state planning policy or another local planning policy, this policy prevails to the extent of the inconsistency.

Where a development application does not satisfy the deemed to comply requirements, it will require a performance assessment against the relevant Local Housing Objectives and the Objectives of this policy, as well as the Local Housing Objectives of the Built Form Policy.

#### ADDITIONAL REQUIREMENTS FOR DEVELOPMENT APPLICATIONS

Applications for development approval within the Brookman and Moir Heritage Area must be accompanied by the following documentation. The City may also elect to obtain its own independent advice on any of the following items to assist in the development application process.

- 1.1 Heritage Impact Statement
  - i. The Heritage Impact Statement undertaken by a qualified heritage professional in accordance with the Department of Planning, Lands and Heritage publication 'Heritage Impact Statement: A Guide' will be required for the following types of development proposals:
    - Partial or full demolition of a Contributory Place including proposed new development.
    - ii. Alterations or additions.
  - Seeking variations to any built form controls set out in this policy.

Note: Some alterations and additions may be exempt from requiring a Heritage Impact Statement, Contact the City's Development & Design directorate for further information.

The Heritage Impact Statement is a written report to be undertaken by a qualified heritage professional in accordance with the Department of Planning, Lands and Heritage publication 'Heritage Impact Statement: A Guide' addressing:

- How will the proposed works affect the cultural significance of the place and the Heritage Area?
- ii. What measures (if any) are proposed to ameliorate any adverse impacts?
- Will the proposal result in any heritage conservation benefits that might offset any adverse iii. impacts?
- 1.2 A contextual street elevation drawn on one continuous scale no smaller than 1:100 showing the proposed development and the whole of the existing development on each lot immediately adjoining the land subject to the application;
- 1.3 Detailed schedule of all finishes, including materials and colours of the proposed development and how

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# LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS - HERITAGE AREA



these related to the adjoining developments.

- 1.4 Sightline drawings of any additions when viewed from the public realm. Diagrams/images from multiple viewpoints from the street will be required.
- 1.5 Structural Condition Assessment in case of demolition.

If structural failure is cited as a justification for demolition, evidence in the form of a structural condition assessment is required, provided by a practicing structural engineer with experience in heritage buildings, in line with Building Act requirements. The assessment must demonstrate that the structural integrity of the building has failed to the point where it cannot be rectified without removal of a majority of its significant fabric. Financial considerations are secondary to heritage and structural considerations.

An application for development approval may be referred to the City's Design Review Panel comprising of suitably experienced and qualified members as appointed by the City for advice regarding the proposal.

In addition, it should be noted that a condition of development approval will require the submission of a construction and demolition plan prior to the commencement of development. This plan is to be in accordance with the City's LPP 7.5.23 *Construction Management Plans*.

#### **DEFINITIONS**

Unless otherwise noted, terms used in this policy have common meanings and include those defined in the *Planning and Development Act 2005*; Planning and Development (Local Planning Schemes) Regulations 2015, and the *Heritage Act 2018*.

**Contributory Place** means places and structures that make a positive contribution to the cultural heritage significance of the Brookman and Moir Heritage Area.

**Non-Contributory Place** means buildings and structures which do not contribute to the cultural heritage significance of Brookman and Moir.

Character is the defining features of a place, including scale, materiality, style or repetition.

Heritage Impact Statement means a document that evaluates the likely impact of proposed development on the significance of a heritage place and it's setting any conservation areas within which it is situated. The Heritage Impact Statement should outline measures proposed to minimize any identified impact and any conservation benefits associated with the proposal. It should be prepared in accordance with the Heritage Council's Guide 'Heritage Impact Statement – a Guide'

**Streetscape** means the collective elements that contribute to a street, including architectural styles, front yards, car parking structures and access, infrastructure, footpaths, signage, street trees and landscaping and fencing and front boundary treatments

**Sympathetic or complementary** means a design outcome that respects its context. It would not be identical to historic neighbours, nor would it intrude on their presence in the streetscape. It would be of a similar or lesser scale.

**Public Domain View** means sightline from the front property line on the opposite side of the road of Brookman Street and Moir Street with a viewing height of 1.65 metres above the level of the pavement. The

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# LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS - HERITAGE AREA



rear right of way behind Moir Street and Wellman Street are not included in this requirement. Refer to **figure 4** for further guidance.

#### **EXPLANATORY NOTES**

Demolition of any building in the Heritage Area requires approval by Council with advice from the Heritage Council.

Contributory places are those identified on Map 1.

Decorative detail includes the treatment of the gables, with timber barges, barge caps, finials, pierced timber fretwork, fretwork verge closing boards, modillions, console brackets to gutters, and decorative castiron lacework. Refer to Figure 2 for further guidance.

The plan of contributory buildings (refer to Figure 3) has five principal rooms under the pitched roof and then a series of spaces under a skillion roof of the rear verandah.

Contributory external features within the 'additions zone' (refer to Figure 5), such as the rear skillion additions are not intended to be retained or conserved.

The original colours of the dwellings were drawn from a very limited palette. Houses that retain their original features sometimes retain strong evidence of the original colours. Paint scraping can reveal original colours and assist with making new colour choices.

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# LOCAL PLANNING POLICY: BROOKMAN & MOIR CITY OF VINCENT STREETS - HERITAGE AREA



#### **POLICY PROVISIONS**

#### 1. Demolition

Intent: The loss of a contributory place negatively impacts on the cultural significance and character of the heritage area. Demolition of a contributory building is rarely appropriate, and demolition of a contributory buildings located within a state registered heritage place will have a negative impact.

It is acknowledged that there will be some circumstances where demolition cannot be avoided. In these circumstances, the obligation rests with the applicant to provide a sound justification for demolition to a Contributory

#### **Local Housing Objectives**

LO1.1 Demolition of the Contributory Place and associated structures to be avoided. In exceptional circumstances where demolition approval is sought the onus rests with the applicant to provide a compelling justification via an assessment by a qualified structural engineer with heritage experience supported by a Heritage Impact Statement prepared by a qualified heritage consultant.

LO1.2 Partial demolition of non-contributory or intrusive elements to accommodate conservation and enhancement of Brookman and Moir Heritage Area is encouraged.

#### **Deemed to Comply**

- C1.1 All contributory buildings are retained and conserved in accordance with this policy.
- C1.2 Demolition of the Contributory Place will not be permitted where there has been a demonstrable period of neglect leading to deterioration in the building's condition.

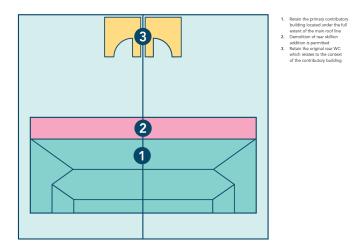


Figure 1: Retention of Contributory Buildings

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# LOCAL PLANNING POLICY: BROOKMAN & MOIR CITY OF VINCENT STREETS - HERITAGE AREA



#### 2. Conservation of Contributory Places

Intent: Conservation works are essential for protecting a contributory place and ensuring its long-term survival and contribution to the significance of the Brookman and Moir Heritage Area. Conservation works can include repair, maintenance, restoration and reconstruction. The appropriate conservation approach for individual buildings should be based on an understanding of the significance of that place and in consultation with a qualified heritage professional.

| 2.1 Roofs  |   |  |  |  |  |  |
|--|---|--|--|--|--|--|
| Local Housing Objectives   | Deemed to Comply  |  |  |  |  |  |
| LO 2.1.1 Roof forms that incorporate proportions, materials and design elements that respect and reference the character of the precinct   | C2.1.1 Roof pitches visible from the street match the existing roof pitches.  C2.1.2 Rolled-top ridges, timber barge caps (not metal), with Ogee gutters and circular down pipes are included when                                  |  |  |  |  |  |
|  | replacing roof details.  C2.1.3 Television aerials, air conditioning and other fittings may be roof-mounted but are not visible from the public domain.   |  |  |  |  |  |
| 2.2 External Walls   | · · · · · · · · · · · · · · · · · · ·   |  |  |  |  |  |
| Local Housing Objectives   | Deemed to Comply  |  |  |  |  |  |
| LO 2.2.1 Building façades that incorporate proportions, materials and design elements that respect and reference the character of the  | <b>C2.2.1.</b> Original features are retained and conserved. Previously unpainted surfaces must not be painted.   |  |  |  |  |  |
| precinct.  | C2.2.2 The streetscape presentation of Contributory Places reflects their original appearance either by preservation or restoration back to the original aesthetic.   |  |  |  |  |  |
| 2.3 Front Verandahs  |   |  |  |  |  |  |
| Local Housing Objectives   | Deemed to Comply  |  |  |  |  |  |
| <b>LO2.3.1.</b> Front verandahs are retained and conserved to match the original appearance.   | <b>C2.3.1.</b> The open verandahs and decorative features must be retained and conserved in their original form where they still exist. Material that is damaged beyond conservation is reconstructed correctly to original detail. |  |  |  |  |  |
| 2.4 Windows  |   |  |  |  |  |  |
| Local Housing Objectives   | Deemed to Comply  |  |  |  |  |  |
| <b>LO2.4.1</b> Windows are retained and conserved to match the original appearance.  | <b>C2.4.1.</b> All original timber window features, including single pane double hung sashes and sun hoods are retained.  |  |  |  |  |  |
|  | <b>C2.4.2</b> Development does not propose enlargement of openings and the use of aluminium window frames.  |  |  |  |  |  |
| 2.5 Front Doors and Hopper Lights  |   |  |  |  |  |  |
| Local Housing Objectives   | Deemed to Comply  |  |  |  |  |  |
| <b>LO2.5.1</b> Front doors are retained and conserved to match the original appearance.  | <b>C2.5.1</b> . All original four-panel timber doors are retained. Hopper lights must not be removed. With the exception of Nos. 2 and 4 Brookman Street retaining their five panel front doors.                                    |  |  |  |  |  |
| 2.6 Chimneys   |   |  |  |  |  |  |
| Local Housing Objectives   | Deemed to Comply  |  |  |  |  |  |
| LO2.6.1. Chimneys are retained and conserved to match the original appearance.   | C2.6.1 All original brick chimneys are retained except those located within the addition zone (refer to Figure X)   |  |  |  |  |  |
| 2.7 External Decorative Details  |   |  |  |  |  |  |
| Local Housing Objectives   | Deemed to Comply  |  |  |  |  |  |
| and the second s |   |  |  |  |  |  |

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# LOCAL PLANNING POLICY: BROOKMAN & MOIR CITY OF VINCENT STREETS - HERITAGE AREA



LO2.7.1. Decorative details are retained and conserved to match the original appearance. C2.7.1 All original decorative details are retained or reconstructed correctly to detail.

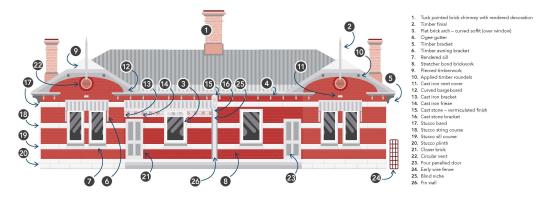


Figure 2: Front Elevation

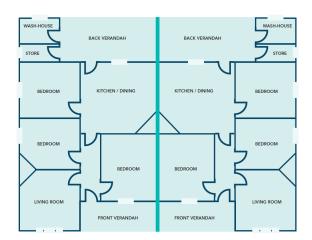


Figure 3 - Typical Mirrored House Plan

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### LOCAL PLANNING POLICY: BROOKMAN & MOIR STREETS – HERITAGE AREA



#### 3. Built form

Intent: Most existing buildings can accept some level of alteration or new additions without having a negative impact on the cultural significance and character of the Brookman and Moir Heritage Area. Acceptable new alterations and additions to the building envelope do not visually intrude on Contributory Places or the overall streetscape and are consistent with the character of the area in which they are located taking into account style, scale, materiality, form, function and siting.

### **Local Housing Objectives**

LO3.1 Additions respect the predominant scale (height, bulk, density and pattern of arrangement) of the existing building and do not have an adverse visual impact on it.

LO3.1 Additions are compatible to the predominant form and character of the existing building, its streetscape context and the urban character in the surrounding area.

LO3.1 Development preserves and enhances the visual character of existing streetscape by considering building bulk and scale

### **Deemed to Comply**

C3.1 Above ground level extensions should be setback behind the main roofline of the building as so they are not visible from the public domain view of Brookman and Moir street. Refer to Figure 4 for further information.

C3.2 Where additions are visible from the public domain view of Forbes Street and Robinson Avenue, they are to be sympathetic to the contributory-built form in terms of scale, form, colour and materiality.

C3.3 Side setbacks to corner lots shall not encroach into the setback established by the contributory building

- 1. Additions are located behind the primary building to areas not visible from the public realm
- 2. Retain contributory built form
- 3. Ground floor height to complement existing ceiling height

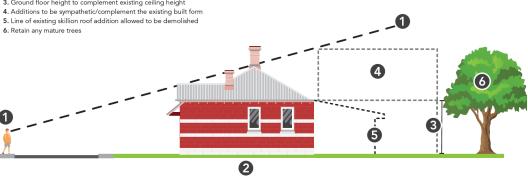


Figure 4: Line of Sight Diagram

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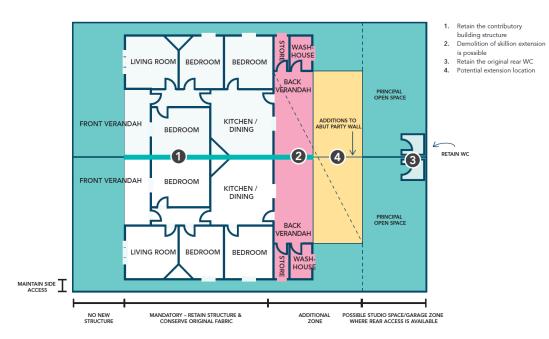


Figure 5 - Principles of external extensions

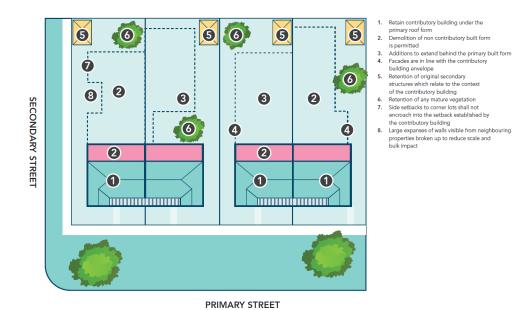


Figure 6: Potential Form and Scale of New Development

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#### 4. Front Street Fences, Secondary Street Fence & the Front Garden

Intent: The treatment of front setback area has a significant impact on the streetscape. Retaining uniformity in the scale and proportions of front fences and gates and walls will allow visual transparency between the heritage buildings and the streetscape which is critical in maintaining the character of the Heritage Area.

The landscape character of the small front gardens reflects their heritage as workers cottages.

### **Local Housing Objectives** LO4.1. Fences that incorporate proportions, materials and design elements that respect and reference the character of the precinct.

LO4.2 Fences in the front setback which maintain views of the heritage dwellings.

LO4.3 Any landscape is to be low in scale as to not obscure the heritage places

### **Deemed to Comply**

C4.1. Front fences can be solid up to 0.75m and visually permeable above to maximum of 1.2m

C4.2. Visually permeable secondary street (Forbes Street and Robinson Avenue) fences are to have a maximum height of 1.8m.

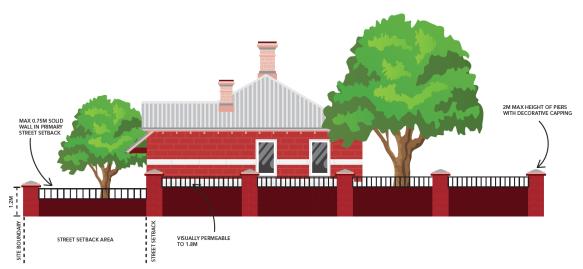


Figure 7: Fencing

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### 5. Car Parking

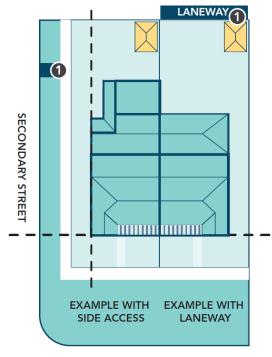
Intent: The precinct was developed prior to the cars coming into common usage. As a result, the homes within the Brookman and Moir Heritage Area have not been designed to accommodate the parking of vehicles. The introduction of garages and carports can become a dominant feature in the streetscape as such they must be carefully sited and designed to avoid negative impacts to the heritage character.

### **Local Housing Objectives**

### LO5.1 The introduction of car parking to minimise the impact of parking infrastructure on the heritage dwellings and streetscape.

#### **Deemed to Comply**

- C5.1. Garages are to be located at the rear boundary and do not involve the demolition of the original rear water closet.
- C5.2. There is no minimum number of on-site car parking spaces required to be provided.
- C5.3 Carports are not located within the street setback.



PRIMARY STREET

1. Where side or rear access is available, access should occur from these points

Figure 8: Garage and Carports

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#### 6. Materials and Colours

Intent: These materials, their textures, colours and decorative treatments are important elements of character and cultural significance of the heritage area to inform the palette used on new developments

### **Local Housing Objectives**

LO6.1. The colours are to be in keeping with the historic character and aesthetic of the area. Colour choice may be varied, but consideration should be given to the impact of a colour choice on the Brookman and Moir Streets area, as a whole.

LO6.2 Materials for new built form and repairing original will reflect the original materials used in the heritage area.

### **Deemed to Comply**

**C6.1** Materials and colours are to be selected with reference to the prevailing contributory character of the Heritage Area. Houses that retain a high proportion of original fabric, or have been conserved and restored, should have traditional colour schemes, preferably based on the evidence of paint scrapes.



Figure 9: The homogeneity of the modestly scaled, semi-detached residential buildings create a visually striking precinct in an inner-city residential area

| OFFICE USE ONLY          |  |
|--------------------------|--|
| Responsible Officer      | Manager Policy & Place                           |
| Initial Council Adoption | 27 March 2001                                    |
| Previous Title           | Brookman and Moir Streets Development Guidelines |
| Reviewed / Amended       | 11 May 2004, 28 August 2012, 26 March 2023       |
| Next Review Date         | March 2026                                       |

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Modifications to SPP 7.3 Residential Design Codes (Volume 1)

| SPP7.3 VOLUME 1<br>DESIGN ELEMENT                       | R-CODE DEEMED-TO-COMPLY<br>REQUIREMENT   | BMHA LPP EQUIVALENT   |
|---|--|---|
| 5.1.2 C2.1  | Primary street setback -Table 1: 6m<br>Secondary street setback - Table 1:<br>1.5m   | <b>3.0 Built Form</b> C3.1-C3.3   |
| 5.1.6 C6<br>BUILDING HEIGHT                             | Top of external wall (roof above): 7m<br>Top of external wall (concealed roof):<br>8m<br>Top of pitched roof: 10m  | Note: as max roof height is not specified in Policy, max roof height in the Built Form Policy will be applied.  |
| 5.2.1 C1.1-1.5<br>SETBACK OF<br>GARAGES AND<br>CARPORTS | Garages setback 4.5m from the primary street or sited at least 0.5m behind the main dwelling frontage, 3m where parallel to street, provided the parallel wall has openings, 1.5m from secondary streets, and on the boundary of communal streets or right of ways Carports setback in accordance with the primary street setback under Cl.5.1.2 | 5.0 Carparking C5.1 & C5.3  Garages to be located at rear of the property  Carports to be provided behind the street setback  |
| 5.2.4 C4<br>STREET WALLS<br>AND FENCES                  | 50% visually-permeable above 1.2m height with pillars maximum height  1.8m with maximum horizontal dimensions 400mm x 400mm  1.8m to secondary street  | 4.0 Front Street Fences, Secondary Street Fence & the Front Garden  C4.1. Front fences can be solid up to 0.75m and visually permeable above to maximum of 1.2m  C4.2. Visually permeable secondary street (Forbes Street and Robinson Avenue) fences are to have a maximum height of 1.8m. |
| 5.2.6 C6<br>APPEARANCE<br>OF RETAINED<br>DWELLING       | Where existing dwelling retained as part of grouped dwelling development, the appearance of the retained dwelling is upgraded to match new development   | 2.0 – Conservation of Contributory Places   |
| 5.4.3<br>OUTBUILDINGS                                   | Large & Multiple Outbuildings (i) Does not exceed 60m2 or 10% of site area, whichever is the lesser; (ii) set back as per Table 2a; (iii) wall height <2.4m; (iv) ridge height <4.2m; (v) not within the primary or secondary street setback area; and (vi) does not reduce the open space and outdoor living area as per Table 1.               | <b>3.0 Built Form</b> C3.2 & C3.3   |

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5.4.4 C4.1, C4.2, C4.3, C4.4 EXTERNAL FIXTURES, **UTILITIES AND FACILITIES** 

Solar collectors installed on the roof or other parts of buildings Television aerials and plumbing vent pipes sited above roof line and external roof water down pipes All other fixtures concealed from view Also note C4.5 lockable storage area

As per Built Form Policy requirements.

Also refer to HCWA Renewable Energy Systems in State Registered Places Guidelines

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| Legislation / local law requirements                      | This policy has been prepared under the provisions of clause 9(2) of Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015.</i>   |
|---|---|
| Relevant delegations                                      | 16.1.1 Determination of various applications for development approval under the City's Local Planning Scheme  |
| Related policies, procedures and supporting documentation | Planning and Development (Local Planning Schemes) Regulations 2015;  Heritage Act 2018;  State Planning Policy 7.3 – Residential Design Codes (Volume 1)  Local Planning Policy 7.7.1 Built Form  Local Planning Policy 7.6.1 Heritage Management – Development Guidelines for heritage and Adjacent Properties |

### INTRODUCTION

Lacey Street is a unique street possessing qualities reminiscent of a time gone by with its narrow road reserve and collection of intact federation-style buildings. Lacey Street is one of few streets with an intact single storey streetscape and given its proximity to the central business district and the growing demand for unfettered land there is growing pressure on properties in this street for redevelopment.

The area is distinctive due to the predominance of dwellings in the Federation Bungalow and Federation Georgian style of architecture. The cohesive streetscape is characterised by small dwellings, which have a two room presentation to the street and feature bull nose and skillion verandahs and protruding bays surmounted in gables. The dwellings are constructed of brick with some render detailing and have hipped and pitched roof forms, with highly visible chimneys. Fenestration pattern includes simple window arrangements of single sash and casement windows with centrally located front doors.

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### STATEMENT OF CHARACTER

Lacey Street was subdivided in the late 1890s as a residential area and to date, maintains its original housing stock constructed between 1900 and 1920. The use of some of the buildings differ from their original residential intention. The street however, maintains a residential amenity and appearance. The key characteristics of Lacey Street are:

- narrow road reserve.
- · Uniform front setbacks.
- · Non-parallel side setbacks.
- Consistent architectural styles.
- Intact single storey streetscape.
- · Infrequent driveway interruptions to frontages.
- Uniform lot sizes (average 302m2, 24.6 metres deep with a 12.3 metre frontage).
- Majority of properties unfenced, existing fences are generally low level picket/brick or tubular steel and wire fencing.
- · Generally, well kept front private gardens.
- · Consistent roof forms many with street facing gables
- Lack of on-site parking creates a premium for on-street parking.
- On-street parking prohibits two-way traffic.
- · Setbacks prohibit garages and carports.
- Gateway properties are inconsistent with the uniformity of Lacey Street properties (No. 25 Brisbane Street, No. 33 Brisbane Street, No. 72 Brewer Street, rear of No. 1/266 Stirling Street, No. 84 Brewer Street and No. 25 Lacey Street).

### **PURPOSE**

The purpose of this policy is to Conserve and enhance the significant and distinctive qualities and characteristics of Lacey Street Heritage Area, This policy identifies those contributory buildings are to be retained and that alterations and additions to these buildings are carried out in a way which respects the integrity and aesthetic value of the streetscape, whilst also illustrating innovative architectural and sustainable design excellence.

### **OBJECTIVES**

The objectives of this Policy are to:

- · Retain and conserve the existing contributory dwellings.
- Provide design guidance to ensure new development and alterations and additions to existing buildings conserve and enhance the heritage significance of the heritage area whilst not adversely affecting the significance of neighbouring dwellings.
- · Retain the uniformity in lot sizes to ensure the rhythm of the traditional streetscape is not eroded.
- Maintaining the absence of interruptions to the streetscape by restricting car storage and driveways in the front setback.
- Ensure front fences, if required, are low height or open style which are consistent with the precinct in terms of materiality and colour; and
- Encourage a high standard of architectural and sustainable building design for new development and alterations to contributory buildings.

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### POLICY SCOPE AND CONTRIBUTION OF INDIVIDUAL PLACES

This policy applies to all the properties identified on the below map. The properties that contribute to the streetscape are also depicted.



Map 1: Character Area and Contributory Places

| Level of Significance | Description  | Desired Outcome  |
|-----------------------|--|--|
| Contributes           | Contributes to the significance of the Character Area          | Conservation of the place is<br>desirable. Any external alterations<br>or extensions should reinforce the<br>character of the area, in accordance<br>with this Policy  |
| Does not contribute   | Does not contribute to the significance of the Character Area. | Existing fabric does not need to be retained. Any new (replacement) development on the site should reinforce the character of the area, in accordance with this Policy |

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### RELATIONSHIP TO THE PLANNING FRAMEWORK

This policy is made pursuant to Schedule 2, Part 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations), Part 1 of State Planning Policy 7.3 Residential Design Codes Volume 2 and Part 7 of State Planning Policy 7.3 Residential Design Codes Volume 1.

This policy is to be read in conjunction with Local Planning Scheme No. 2 (the Scheme) and all relevant local planning policies including but not limited to, the City's Local Planning Policy 7.1.1 Built Form (Built Form Policy) and Local Planning Policy 7.6.1 Heritage Management – Development Guidelines for Heritage and Adjacent Properties (LPP 7.6.1).

This Local Planning Policy forms part of the City of Vincent (the City) local planning policy framework. including but not limited to, the City's Local Planning Policy 7.1.1 Built Form (Built Form Policy) and Local Planning Policy 7.6.1 Heritage Management – Development Guidelines for Heritage and Adjacent Properties (LPP 7.6.1). Where this Policy is inconsistent with the City's local planning scheme, the local planning scheme prevails.

Where inconsistency exists between this policy and a state planning policy or another local planning policy, this policy prevails to the extent of the inconsistency.

Where a development application does not satisfy the deemed to comply requirements, it will require a performance assessment against the relevant Local Housing Objectives and the Objectives of this policy, as well as the Local Housing Objectives of the Built Form Policy.

### ADDITIONAL REQUIREMENTS FOR DEVELOPMENT APPLICATIONS

The City may require an applicant to provide additional information which may include, but is not limited to, one or more of the following (at the applicant's expense):

- i. The Heritage Impact Statement undertaken by a qualified heritage professional in accordance with the Department of Planning, Lands and Heritage publication 'Heritage Impact Statement: A Guide' will be required for the following types of development proposals:
  - a. Partial or full demolition of a Contributory Place including proposed new development.
  - b. Alterations or additions.
  - c. Seeking variations to any built form controls set out in this policy.

Note: Some alterations and additions may be exempt from requiring a Heritage Impact Statement, Contact the City's Development & Design directorate for further information.

- ii. A contextual street elevation drawn on one continuous scale no smaller than 1:100 showing the
  proposed development and the whole of the existing development on each lot immediately adjoining
  the land subject to the application;
- iii. Detailed schedule of all finishes, including materials and colours of the proposed development and how these related to the adjoining developments.
- iv. Sightline drawings of any additions when viewed from the public realm. Diagrams/images from multiple viewpoints from the street will be required.

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 An application for development approval may be referred to a design review panel comprising of suitably experienced and qualified members as appointed by the City for advice regarding the proposal.

In addition, it should be noted that a condition of development approval will require the submission of a construction and demolition plan prior to the commencement of development. This plan is to be in accordance with the City's LPP 7.5.23 *Construction Management Plans*.

#### **DEFINITIONS**

Unless otherwise noted, terms used in this policy have common meanings and include those defined in the Planning and Development Act 2005; Planning and Development (Local Planning Schemes) Regulations 2015, and the Heritage Act 2018.

**Contributory Place** means buildings and structures that make a positive contribution to the cultural heritage significance of the Lacey Street Heritage Area.

**Non-Contributory Place** means buildings and structures which do not contribute to the cultural heritage significance of Lacey Street.

Character is the defining features of a place, including scale, materiality, style or repetition

Heritage Impact Statement means a document that evaluates the likely impact of proposed development on the significance of a heritage place and it's setting. The Heritage Impact Statement should outline measures proposed to minimize any identified impact and any conservation benefits associated with the proposal. It should be prepared in accordance with the Heritage Council's Guide 'How to Prepare a Heritage Impact Statement'

**Streetscape** means the collective elements that contribute to a street, including architectural styles, front yards, car parking structures and access, infrastructure, footpaths, signage, street trees and landscaping and fencing and front boundary treatments

**Sympathetic or complementary** means a design outcome that respects its context. It would not be identical to historic neighbours, nor would it intrude on their presence in the streetscape. It would be of a similar or lesser scale.

**Public Domain View** means sightline from the front property line on the opposite side of the road with a viewing height of 1.65 metres above the level of the pavement.

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### **POLICY PROVISIONS**

#### 1. DEMOLITION

**Intent:** The loss of a contributory place negatively impacts on the cultural significance and character of the heritage area. Demolition of a contributory building is rarely appropriate, and demolition should not occur to contributory buildings located in state registered heritage places.

It is acknowledged that there will be some circumstances where demolition cannot be avoided. In these circumstances, the obligation rests with the applicant to provide a sound justification for demolition to a Contributory Place.

| Place.  |  |
|---|--|
| Local Housing Objectives  | Deemed to Comply   |
| LO1.1 There is a presumption against demolition of Contributory Place. In circumstances where demolition approval is sought the onus rests with the applicant to provide a compelling justification for it. | C1.1 Front two rooms of a Contributory Place are to be retained. |

### 2. CONSERVATION

**Intent:** Conservation works are essential for ensuring long-term survival and contribution of a property to the significance of the Lacey Street Heritage Area. Conservation works can include repair, maintenance, restoration and reconstruction. The appropriate conservation approach for individual buildings should be based on an understanding of the significance of that place and in consultation with a qualified heritage professional.

| Local Housing Objectives  | Deemed to Comply   |
|---|--|
| LO2.1 Contributory Places retain their original or most significant stage of appearance and any restoration work to match that appearance is based on photographic, archival and physical evidence. | C2.1. Ensure that works retain, conserve and restore the following:  i. Elements, features and finishes of any identified contributory places in their original, or most significant state.  ii. Contributory elements such as ancillary buildings and secondary structures including fences, gates, outbuildings and gardens.  iii. Facade elements including original openings, decorative elements and joinery to doors and windows.  C2.2 Ensure that conservation works:  i. Are based on historical documentation such as early drawings or photographs, physical evidence found on site or neighbouring buildings of a similar design and |

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#### 3. NEW DEVELOPMENT

**Intent:** Most existing buildings can accept some level of alteration or new additions without having a negative impact on the cultural significance and character of the Lacey Street Area. New development should not visually intrude on Contributory Places or the overall streetscape and are consistent and complement the character of the area in which they are located taking into account style, scale, materiality, form, function and siting.

#### 3.1 Setbacks

#### **Local Housing Objectives**

**LO3.1.1** Alterations and additions to existing buildings do not detract from the physical integrity of the streetscape.

**LO3.1.2** Development maintains the rhythm of dwelling spacing; the consistency of building front setbacks; and an open streetscape.

LO3.1.3 Those frontages to Lacey Street of gateway sites shall be treated in accordance with the intent and principles of these setback requirements to ensure continuity in the rhythm of setbacks in Lacey Street.

### **Deemed to Comply**

**C3.1.1** The front setback is no less or more than the average setback of the adjoining two dwellings on both sides

**C3.1.2** Above ground level extensions should be setback behind the main roofline of the building as so they are not visible from public domain, with complimentary roof forms and building massing (see **figure 1 and 2**)

**C3.1.3.** Corner sites shall site and mass an upper storey behind the main ridgeline of the existing dwelling as so that it is visually recessive from the sightline of the Lacey Street streetscape.

C3.1.4 Garages and carports are located behind the existing sethack

**C3.1.5** Buildings, including outbuildings, garages and carports are setback from at least one side boundary.

### 3.2 Form and Scale

### **Local Housing Objectives**

**L03.2.1** New development does not visually dominate the streetscape and maintains the single storey streetscape.

LO3.2.2 New development reflects the dominant building forms in the street, including roof forms and building proportions, in the new building design.

LO3.2.3 Replacement buildings on the gateway sites are sympathetic to the built form and character of Lacey Street.

### **Deemed to Comply**

**C3.2.1** New development is to respect the dominant single storey building height in the street. The height of the dwelling at the front of the dwelling is to match the street's typical single storey wall height.

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- $\textbf{1.} \ \mathsf{Additions} \ \mathsf{are} \ \mathsf{located} \ \mathsf{behind} \ \mathsf{the} \ \mathsf{primary} \ \mathsf{building} \ \mathsf{to} \ \mathsf{areas} \ \mathsf{not} \ \mathsf{visible} \ \mathsf{from} \ \mathsf{the} \ \mathsf{public} \ \mathsf{realm}$
- 2. Retain contributory built form
- 3. Ground floor height to complement existing ceiling height

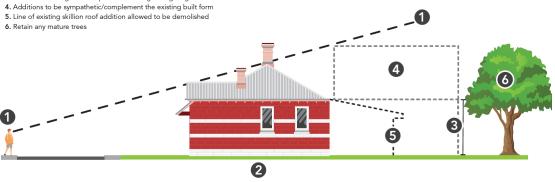


Figure 1: Line of Sight Diagram

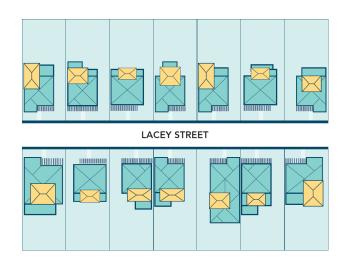


Figure 2: Nominal Second Storey Additions in Yellow

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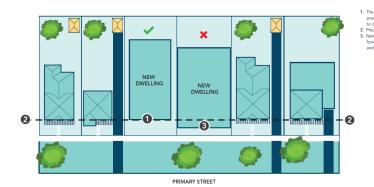


Figure 3: Street Setbacks

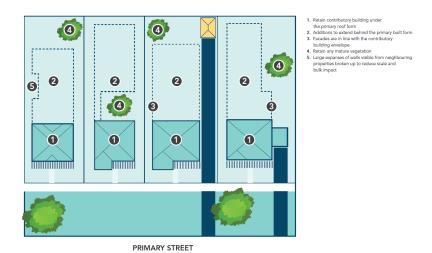
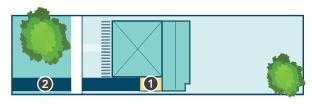


Figure 4: Notional form and scale of new development



#### **EXAMPLE WITH SIDE** GARAGE/CARPORT

- Garages/carports are either incorporated into the existing built form or setback behind the primary building line so as to not be obtrusive to the streetscape
   Driveways are a maximum 3m wide

Figure 5: Garages and Carports

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| 4. SUBDIVISION  |  |  |
|---|--|--|
| Intent: The Lacey Street layout and subdivision pattern are an important part of its character. Subdivision or amalgamation of lots has the potential to irreversibly alter the character of the Lacey Street Heritage Area, and as such is discouraged |  |  |
| Local Housing Objectives  | Deemed to Comply   |  |
|   |  |  |
| <b>LO4.1</b> Subdivision and Amalgamation is to maintain the consistency and regularity of lot  | C4.1 Original lot sizes remain apparent in the Heritage Area.  |  |
| sizes on the street and should affect the setting and visual prominence of contributory places in the area.   | <b>C4.2</b> Subdivision or amalgamation of lots shall not increase the number of crossovers for the original lot |  |

| 5. STREET FENCES  |  |  |
|---|--|--|
| Intent: The treatment of fences within the front setback area has a significant impact on the streetscape.  Retaining uniformity in the scale and proportions of front fences and gates and walls will allow visual transparency between the homes and the streetscape which is critical in maintain the character of Lacey Street. |  |  |
| Local Housing Objectives  | Deemed to Comply   |  |
| LO5.1 Fences maintain and enhance the openness of the streetscape.  | <b>C5.1</b> Front fences within the front setback area are to be solid up to 0.75m and visually permeable above to maximum of 1.2m |  |
| 5,5555 5. a.5 5a.55.55apo.  | to on one and house, pointed above to maximum or high  |  |

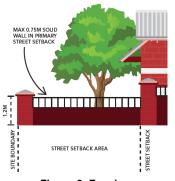


Figure 6: Fencing

| 6. LANDSCAPING   |  |  |
|--|--|--|
| Intent: Lacey Street is characterised by homes with narrow frontages, where traditional lawn, flowerbed and simple cottage gardens were the norm. Maintaining these garden styles with minimal pavement will ensure for a pleasing outlook to and from the street. |  |  |
| Local Housing Objectives   | Deemed to Comply   |  |
| <b>LO6.1</b> Residential amenity is maintained by strengthening the visual connection to front gardens.  | C6.1 No additional paving is proposed in front of dwellings.  C6.2 Driveways are no more than 3 metres wide. |  |
| LO6.2 Paved areas in front of dwellings are minimised.   |  |  |
| LO6.3 Significant landscaping is retained, and new trees are planted wherever possible   |  |  |

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| LO6.4 Private front gardens, significant |  |
|--|--|
|  |  |
| landscaping and trees are retained.      |  |
| ·  |  |
|  |  |

| 7. MATERIALS AND COLOURS  |   |  |
|---|---|--|
| <b>Intent:</b> The materials, their textures, colours and decorative treatments are important elements of character and cultural significance of the heritage area. These should inform the palette used on new developments. |   |  |
| Local Housing Objectives  | Deemed to Comply  |  |
| LO7.1 Building materials and finishes complement the dominant pattern within the streetscape. Styles and detailing are appropriate to the era and styles in the street.   | <b>C7.1</b> Materials and colours for new additions are to be selected with reference to the prevailing contributory character of the Lacey Street Heritage Area.                             |  |
| 3,5   | C7.2 Houses that retain a high proportion of original fabric, or have been conserved and restored, should have traditional colour schemes, preferably based on the evidence of paint scrapes. |  |
|   | C7.3 Repairs and conservation of contributory places should retain the original materials and colours on a like-for like basis  |  |

| OFFICE USE ONLY          |  |
|--------------------------|--|
| Responsible Officer      | Manager Policy & Place                                   |
| Initial Council Adoption | 5 December 2006  |
| Previous Title           | Appendix 17 Design Guidelines for Lacey Street,<br>Perth |
| Reviewed / Amended       | 12 February 2013, 28 March 2023                          |
| Next Review Date         | March 2027   |

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### MODIFICATIONS TO STATE PLANNING POLICY 7.3 RESIDENTIAL DESIGN CODES (VOLUME 1)

| SPP7.3 VOLUME 1<br>DESIGN ELEMENT                       | R-CODE DEEMED-TO-COMPLY<br>REQUIREMENT   | LHA LPP EQUIVALENT  |
|---|--|---|
| 5.1.2 C2.1 STREET<br>SETBACKS                           | Primary street setback -Table 1: 6m<br>Secondary street setback - Table 1: 1.5m  | <b>3.1 Setbacks</b> C3.1.1-C3.1.3   |
| 5.1.3 LOT BOUNDARY<br>SETBACKS                          | Table 2A & Table 2B  Top of external wall (roof above): 7m   | 3.1 Setbacks<br>C3.1.3 & C3.1.5<br>3.2 Form and Scale   |
| 5.1.6 C6<br>BUILDING HEIGHT                             | Top of external wall (concealed roof): 8m Top of pitched roof: 10m   | C3.2.1  Note: as max roof height is not   |
| 5.2.1 C1.1-1.5<br>SETBACK OF<br>GARAGES AND<br>CARPORTS | Garages setback 4.5m from the primary street or sited at least 0.5m behind the main dwelling frontage, 3m where parallel to street, provided the parallel wall has openings, 1.5m from secondary streets, and on the boundary of communal streets or right of ways Carports setback in accordance with the primary street setback under CI.5.1.2 | specified in Policy, max roof height in the Built Form Policy will be applied.  3.1 Setbacks  3.1.4 Garages and carports are located behind the existing setback. |
| 5.2.4 C4<br>STREET WALLS<br>AND FENCES                  | 50% visually-permeable above 1.2m height with pillars maximum height  1.8m with maximum horizontal dimensions 400mm x 400mm 1.8m to secondary street   | 5.0 Street Fences  C5.1 Front fences within the front setback area are to be solid up to 0.75m and visually permeable above to maximum of 1.2m                    |
| 5.2.6 C6<br>APPEARANCE<br>OF RETAINED<br>DWELLING       | Where existing dwelling retained as part of grouped dwelling development, the appearance of the retained dwelling is upgraded to match new development   | 2.0 – Conservation  |
| 5.4.3<br>OUTBUILDINGS                                   | Large & Multiple Outbuildings (i) Does not exceed 60m2 or 10% of site area, whichever is the lesser; (ii) set back as per Table 2a; (iii) wall height <2.4m; (iv) ridge height <4.2m; (v) not within the primary or secondary street setback area; and (vi) does not reduce the open space and outdoor living area as per Table 1.               | <b>3.1 Setbacks</b> C3.1.1-3.1.5  |

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5.4.4 C4.1, C4.2, C4.3, C4.4 EXTERNAL FIXTURES, UTILITIES AND FACILITIES Solar collectors installed on the roof or other parts of buildings Television aerials and plumbing vent pipes sited above roof line and external roof water down pipes All other fixtures concealed from view Also note C4.5 lockable storage area As per Built Form Policy requirements.

Also refer to HCWA Renewable Energy Systems in State Registered Places Guidelines

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| Legislation / local law requirements                   | Local Government Act 1995  Planning and Development Act 2005  Planning and Development (Local Planning Schemes)  Regulations 2015 |  |  |
|--|---|--|--|
| Relevant delegations                                   | 2.1.1, 2.2.2, 2.2.4, 2.2.8, 2.2.11, 2.2.12, 2.2.29, 4.4, 12.1, 12.2, 16.1, 16.1.2, 16.1.4,  |  |  |
| Related policy procedures and supporting documentation | Community and Stakeholder Engagement Strategy   |  |  |

### PART 1 - PRELIMINARY

### **PURPOSE**

Community engagement is an essential practice that allows the City to deliver its services in a way that reflects the community's vision by involving them in the decision-making process. This Policy has been developed in conjunction with the Community and Stakeholder Engagement Strategy, which details the principles on how we engage with our community.

### **OBJECTIVE**

The objectives of this policy are to:

- Facilitate informed decision making
- Enable a proactive approach to community engagement and achieve inclusive and meaningful outcomes
- Improve consistency of community engagement practices across the organisation
- Ensure information is effectively and efficiently communicated internally and externally
- · Promote an accountable, transparent, and accessible approach to engagement

### **SCOPE**

This Policy applies to elected members, City staff, and external stakeholders working on any corporate documents (strategies, policies, and action plans), programs, projects or services that are delivered by, or on behalf of the City and have an impact on its community.

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### **PART 2 - POLICY PROVISIONS**

### 1. DEFINITIONS

**Community** means individuals and groups of people; stakeholders, interest groups and citizen groups (IAP2 Australasia 2020). This includes our residents, ratepayers, business owners, community groups, customers, employees, and visitors in Vincent.

**Stakeholder** means individuals, a group of individuals, organisations, or a political entity with a specific stake in the outcome of the City's decisions.

**Engagement** means the interaction we have with our community and stakeholders and includes terms such as communication, participation, consultation, and customer service.

Other terms specific to statutory and strategic planning are included within Appendix 2 of this Policy.

### 2. GUIDING PRINCIPLES

The following principles have been adopted by the City and will guide community engagement activities. This policy should be read in conjunction with the Community and Stakeholder Engagement Strategy which describes the intent, intended outcomes and how we will measure performance for each of the principles below.

- 1. Make decisions based on the needs and interests of everyone involved.
- 2. Hear and understand our community.
- 3. Meaningfully include the community in the decision-making process.
- 4. Engage in a way that facilitates involvement of impacted communities.
- 5. Communicate before, during and after a decision is made.

### 3. PUBLIC ENGAGEMENT SPECTRUM

The International Association for Public Participation (IAP2) has developed a spectrum that outlines the increasing levels of participation the community can have in a decision-making process.

This spectrum has been adapted and adopted by the City of Vincent and is embedded in the processes and guidelines (Appendix 1) that inform the way the City will engage with its community and stakeholders. The level of participation will be clearly outlined in each project, ensuring the community and stakeholders are aware of how their feedback will influence the decisions being made.

The levels of participation are:

Inform: The City will keep the community and stakeholders informed of decisions, actions or

for educational purposes.

Consult: The City will consult with the community and its stakeholders for the purpose of

obtaining opinions and feedback and provide opportunity for the community to share

their knowledge before a decision is made.

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Involve: The City will work with the community to ensure concerns and aspirations are

reflected in alternatives developed and provide feedback on how public input

influenced the decision.

Collaborate: The City will collaborate with the community to develop and build solutions. Input will

be reflected in the decisions to the maximum extent possible.

### 4. WHEN THE CITY WILL ENGAGE

The City will engage with the community:

- When the City is required to make a decision that would affect the community or where the community may be interested and/or affected by this decision, and there is the ability for the community to influence the decision.
- To satisfy statutory obligations.
- To obtain input for strategic projects being delivered by the City.
- To notify a participant of a decision made.

### 5. WHEN THE CITY MAY NOT ENGAGE

There may be instances when it is impractical for the City to engage, such as when a decision must be made quickly in the interest of the City (e.g., public safety); there are legal, commercial or legislative constraints; when the City is not the determining authority; or when the decision relates to a minor operational matter that would have minimal impact on the community or stakeholders.

In these instances, the City will inform affected community members and stakeholders about the decision and the reasons for it.

### 6. EXCLUDED ADVERTISING PERIODS

Advertising periods are to be amended in accordance with the following requirements:

| Holiday                                    | Comment  |
|--|--|
| Public Holiday                             | Where consultation falls on a public holiday,    |
|  | the consultation period shall be extended by     |
|  | the number of public holiday days.               |
| Easter Holiday (a period of seven (7) days | Where consultation falls within this period, the |
| commencing on Good Friday)                 | number of days within this period shall be       |
|  | added onto the consultation period.              |
| Christmas and New Year (18 December to 8   | Where consultation falls within this period, the |
| January)                                   | number of days within this period shall be       |
|  | added onto the consultation period.              |

The engagement period may also need to be amended when a specific stakeholder group needs to be reached and/or the engagement activities planned conflict with a holiday period that is specific to that stakeholder group (e.g. school holidays, Chinese New Year, etc.).

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### 7. AUTHORITY TO VARY THE EXTENT OF CONSULTATION

Where a proposal/significant development may be of a complex nature, affect a broader area, or be of considerable interest to the community, the Chief Executive Officer has the discretion to require the Applicant to hold one or more public meetings/forums. The meetings will be at no cost to the City, and will be to explain the proposal/development to the community.

The type, location and timing of the meeting shall be organised and communicated to the satisfaction of the Chief Executive Officer.

This document is available in other formats and languages upon request.

| OFFICE USE ONLY   |  |  |  |  |
|---|--|--|--|--|
| RESPONSIBLE OFFICER Manager Policy and Place  |  |  |  |  |
| INITIAL COUNCIL ADOPTION Date: 14/09/2021, Ref# D21/145875                          |  |  |  |  |
| REVIEWED / AMENDED  Date: <approval date="">, Ref#: <trim ref=""></trim></approval> |  |  |  |  |
| NEXT REVIEW Date: 14/09/2023  |  |  |  |  |

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### 1. How the City Engages

To achieve best practice in community engagement, the engagement methods and sequence which form the engagement plan needs to be tailored to the specific requirements of the project. The following table outlines the process involved and seeks to meet each of the guiding principles identified within Section 2 of the Policy.

The following method is to be followed for all engagement activities undertaken by the City.

| Phase         | Actions  |  |  |  |  |  |
|---------------|--|--|--|--|--|--|
| Determine if  | If the project does not align with a reason identified within Section 5 of the |  |  |  |  |  |
| community     | Policy 'When the City may not engage', community and stakeholder               |  |  |  |  |  |
| and           | engagement is required, following the process below.                           |  |  |  |  |  |
| stakeholder   |  |  |  |  |  |  |
| engagement is | If the project aligns with a reason within Section 5, affected community       |  |  |  |  |  |
| required      | members should be informed of the decision, using the process below.           |  |  |  |  |  |
|               |  |  |  |  |  |  |
|               | Note: When there is no ability to influence a decision, 'Informing' the        |  |  |  |  |  |
|               | community and stakeholders of the decision may be the appropriate              |  |  |  |  |  |
|               | engagement activity.   |  |  |  |  |  |
| Design        | Consider and understand the context and scope of the project.                  |  |  |  |  |  |
|               | Consider and understand who might be interested and/or affected.               |  |  |  |  |  |
|               | Consider and understand the risks that may be involved for the                 |  |  |  |  |  |
|               | community, Council, and Administration.  |  |  |  |  |  |
|               | Consider and understand the purpose of the engagement.                         |  |  |  |  |  |
|               | 5. Consider any statutory requirements that must be complied with as part of   |  |  |  |  |  |
|               | the engagement plan.   |  |  |  |  |  |
|               | 6. Identify key milestones or other opportunities to provide updates or other  |  |  |  |  |  |
|               | important information to the community.  |  |  |  |  |  |

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### Plan

Determine the level of community participation and select activities appropriate and aligned to achieve those outcomes.

The activities selected should consider and reflect the most effective way to connect with the community and stakeholders. Consideration of location-based activities or other ways that facilitate personal connection are encouraged.

#### Note:

- The table outlined within the guide to establish level of participation below provides guidance on typical levels of participation for different types of projects.
- The wider the scope of the project, the higher the level of participation should be available to the community. This will result in a stronger level of community influence over the decisions being made.
- The planning should consider the life of the project and how the different engagement activities can be used depending on the phase of the project and the purpose of the engagement. It is likely the level of involvement will require more than one level of involvement as identified within the IAP2 spectrum.
- Minimum advertising requirements for development applications are included in Appendix 2 'Statutory and Strategic Planning'.

### Implement and manage

Prior to implementation, review the design and planning phase and consider if the steps and actions will:

- · Reach the right people.
- Ask the right questions.
- · Be delivered in a timely and meaningful way.
- Inform decision making.
- Consider the potential risks and contain appropriate solutions.
- Be flexible enough to manage change if necessary.

Once satisfied, it is time to draw upon resources available to deliver the consultation project.

While consultation is occurring, it is necessary to be available to respond to community enquiries as they arise. Providing support will assist in providing a better experience for the community, as well as building trust and developing relationships.

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| Review and  | The process for reviewing and responding to submissions is to:  |
|-------------|---|
| respond     | <ol> <li>Analyse the submissions received to understand who responded, why they are interested or affected and if anyone is missing from the conversation.</li> <li>Prepare responses including further assessment and engagement and make changes to the project to address the issue(s) raised.</li> <li>Document the responses to be included in a report or provided as a direct response to the participants.</li> <li>When subject to determination at an Ordinary Meeting of Council, inform participants of the meeting date, providing as much notice as possible.</li> <li>Publish the decision/project update on the City's website and send decision/project update to participants.</li> </ol> |
|             | When responding to submitters, consider how their input influenced the decision and what the best method to deliver this message is.  |
|             | It is also necessary to review and evaluate how effective the engagement was. This includes consideration of the overall engagement sequence and the engagement methods, including whether they aligned with the scope of the project and the purpose of the engagement.  |
|             | This review should determine if enough information is available to make an informed decision, or if further consultation is required.   |
|             | See section 1.1 Principles for responding to submissions below.   |
| Reflect and | Consider the effectiveness of the engagement plan and report on the findings  |

so that others can learn from this practice. Reflecting on and reviewing the

engagement process will assist in improving practices and efficiency in

### 1.1 Principles for responding to submissions

community consultation.

report

The following principles should be considered when responding to submissions:

- Respond to all questions within the submission prior to the decision being made.
- When required, contact submitters to clarify comments within the submission before the decision is made.
- The summary of submissions report should provide sufficient context and detail to enable responses to be understood. Submission can be included verbatim if deemed necessary and the submitter has provided consent to do so.
- Responses should be supported with evidence.
- Provide justification for not supporting suggestions, such as those that are beyond the project's scope.
- Provide reasons if a suggested change to the project has not been adopted.
- Provide a direct update to participants and publish information on the City's website if the project process is required to change.
- Responses are to be provided as soon as reasonably possible.
- · Consider whether marketing/media communication is required.

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### 1.2 Guide to establish level of participation

The following matrix guides the level of participation that would generally be expected for different project types. The level of participation can be varied and is to be determined by following the process within Section 1 (How the City Engages) above. If the project type is not listed below, consider the most similar project type in relation to community investment and impact.

|                                      | Inform   | Consult  | Involve  | Collaborate  |
|--------------------------------------|--|--|--|--|
| Ability to influence  Our commitment | There is no ability to influence the decision.  Information is circulated to assist in understanding a deliverable or decision that is going to happen or has already happened.              | There is some ability to influence the decision.  To seek input, feedback or advice before the project is progressed or a decision is made.  | There is medium ability to influence the decision.  To seek input, gather ideas, identify preferred options or alternatives. | There is high ability to influence the decision.  To find collective solutions or to obtain a deeper understanding of what is important to help shape the projects future. |
| Project                              | When a decision has already been made     Implementation updates     Development applications (notification of changes/ determinations)     For a reason detailed in Section 5 of the Policy | Infrastructure locations i.e., pop- up play, verge trees Strategic planning documents phase 2 (understanding what we heard) Minor amendments to policies and strategies Implementation of actions created within strategies or other corporate documents Development applications (when there are departures to the statutory framework and the community or stakeholders may be affected) | Strategic planning documents phase 1 (visioning)     Major amendments to strategic documents                                 | Master planning and design     Strategic community vision documents i.e., Strategic Community Plan     Place Plans     New major strategic plans                           |

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### 2. Minimum Advertising Periods

The timeframe engagement activities should be guided by any relevant statutory requirements but determined based on its individual merits and requirements. The following identifies minimum advertising periods for engagement activities:

| Project type  | Minimum timeframe |
|---|-------------------|
| Informing of project updates, notifications of decisions, etc.  | Ad hoc            |
| Informing of upcoming maintenance works (including but not limited to traffic management, road works, street upgrade, change to parking conditions, etc) in a local context.  | 14 days           |
| Note: Where schedules of maintenance works are available, the schedule shall be published on the City's website.  |                   |
| Consultations that are targeted and specific (i.e., implementation actions created from other strategies, verge tree locations)   |                   |
| <ul> <li>Strategic documents (i.e., strategies, policies, and plans, including amendments)</li> <li>Projects that would affect large community groups (i.e., lighting or park infrastructure, changes to parking restrictions)</li> </ul> | 21 days           |

Note: Timeframes for development applications are included in Appendix 2.

### 3. Consultation Methods

### 3.1 Mandatory requirements

All engagement activities must be published on the City's website.

### 3.2 Other consultation methods

Each community engagement plan will be different and depend on the information being sought and who the target audience is. The following non-exhaustive list provides some suggestions for appropriate methods of consultation.

- Advisory group
- Citizens' jury
- Community education program
- Community panel
- Conversation cafe
- Door knocking
- E-newsletter
- Flyer
- Information sheets / FAQ's

- Interactive mobile app/ online tool
- Letter
- Local newspaper advertisement
- Location based engagement
- Online discussion forum
- Open house
- Phone calls
- Public display

- Social media post
- Sign on site
- Specific and targeted site visits (e.g. schools, aged care, etc)
- Survey
- Voting
- Webinar
- Website
- Workshop

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### 4. Extent of Engagement

Certain projects are highly localised and impact just a few people or households, while others could impact all residents, businesses or visitors in Vincent. The examples below provide guidance on the extent of engagement campaigns for different projects that have worked in the past.

| Project Example                                     | Impacted Stakeholders                  | Extent  |
|---|--|---|
| Localised:<br>Character Areas – Cleaver<br>Precinct | All homeowners in the Cleaver Precinct | Doorknocking and letter drops to all affected properties      |
| Broad:<br>Britannia North-West<br>Development Plan  | Users of Britannia Reserve             | 400m letter drop, based on the walkable catchment of the park |
| City-wide:<br>Food Organics Garden<br>Organics      | All residents in Vincent               | Brochure to all Vincent residents                             |

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## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY Appendix 2 - Statutory & Strategic Planning



Development assessment or 'statutory planning' involves the assessment of development applications to use land or undertake building works against planning controls.

Development applications are assessed against the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the City's Local Planning Scheme (as amended), the Residential Design Codes and relevant Local Planning Policies.

Consultation for development applications is to occur in accordance with the minimum standards set out below to ensure a consistent approach to consultation on development applications.

#### 1. Definitions

**Complex development application** means a development application which proposes or is of the type:

- Telecommunications infrastructure
- · Development on City owned and managed land
- Mandatory or Optional Development Assessment Panel Form 1 applications as defined by the Planning and Development (Development Assessment Panel) Regulations 2015

**Directly adjoining properties means** only the properties with a boundary directly abutting to where the departure is proposed.

Adjoining property is as per State Planning Policy 7.3 Residential Design Codes.

**Adjacent property** means properties that would otherwise be adjoining to the subject site or property if not for being separated by a public road (*Refer Figure 1 and 2*).

### 2. Minimum Advertising Requirements

### 2.1. Statutory Planning

| Description  | Minimum<br>comment<br>period<br>(Calendar<br>days) (1) (2) | Website | Extent of consultation (3)                  | Sign on site | Newspaper |
|--|--|---------|---|--------------|-----------|
| Uses and/or associa  | ted works (4)  |         |   |              |           |
| "P" and "D" uses<br>that require the<br>exercise of<br>discretion  | 14 days  | Yes     | All adjoining<br>and adjacent<br>properties | No           | No        |
| "A" uses which have<br>not previously been<br>approved by the City | 14 days  | Yes     | All adjoining<br>and adjacent<br>properties | Yes          | No        |
| Unlisted uses  | 28 days  | Yes     | 200 metres radius                           | Yes          | Yes       |
| Non-conforming uses  | 14 days  | Yes     | All adjoining<br>and adjacent<br>properties | Yes          | Yes       |

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## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY Appendix 2 - Statutory & Strategic Planning



| Description  | Minimum<br>comment<br>period<br>(Calendar<br>days) (1) (2) | Website        | Extent of consultation (3) (9) (10)             | Sign on site      | Newspaper         |
|--|--|----------------|---|-------------------|-------------------|
| "A" uses and Unlisted uses which have previously been approved and do not significantly increase the intensity of the site   | 14 days  | Yes            | All adjoining<br>and adjacent<br>properties     | No                | No                |
| "X" uses   | Will not be con  | sidered by the | City  |                   |                   |
| <b>Residential Develop</b>   |  |                | <u> </u>  |                   |                   |
| Residential development that does not meet all deemed-to-comply criteria.  | 14 days  | Yes            | All adjoining<br>and adjacent<br>properties (5) | No                | No                |
| Development that proposes a building height of three storeys or more and proposes additional storeys above the deemed-to-comply height standards or Acceptable Outcomes  | 14 days  | Yes            | 100 metres                                      | No                | No                |
| Heritage Developme   | nt   | T              | 1   | ı                 |                   |
| Demolition of any structure/ building on a heritage protected place, unless:  • written notification is provided by the City confirming the proposed structure/ building to be demolished does not contribute to the significance of the heritage place; and/ or  • the works are exempt by a local planning policy. | 14 days  | Yes            | All adjoining<br>and adjacent<br>properties     | Yes <sup>11</sup> | Yes <sup>11</sup> |

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# COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY Appendix 2 - Statutory & Strategic Planning



| Description   | Minimum<br>comment<br>period<br>(Calendar<br>days) (1) (2) | Website | Extent of consultation (3)   | Sign on site | Newspaper |
|---|--|---------|--|--------------|-----------|
| Alterations and additions of any structure/ building on a state heritage protected place, unless:  • the works are for external fixtures (as defined by the Residential Design Codes) or restoration and/ or remediation works.   | 14 days  | Yes     | All adjoining<br>and adjacent<br>properties  | Yes          | No        |
| Any development application within a design guideline area, or character retention area or heritage area adopted by Council through a local planning policy that does not meet all deemed-to-comply criteria. With the exception of minor variations to the following deemed-to-comply criteria:  I lot boundary setback:  Open Space;  Outdoor living areas;  Visual Privacy;  Solar access for adjoining sites;  Outbuildings; and  External Fixtures, utilities and facilities.  (6) | 14 days  | Yes     | All owners and occupiers located within that design guideline area,or character retention area heritage area | No           | No        |

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## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY Appendix 2 - Statutory & Strategic Planning



| Description  | Minimum<br>comment<br>period<br>(Calendar<br>days) (1) (2) | Website    | Extent of consultation (3) (9) (10)               | Sign on site | Newspaper |  |  |
|--|--|------------|---|--------------|-----------|--|--|
| Any development application within a heritage area that does not meet all deemed-to-comply criteria                        | <u>14 days</u>   | <u>Yes</u> | All owners and occupiers within the heritage area | <u>No</u>    | <u>No</u> |  |  |
| Complex developme  | ent applications   | 3          | _   | ı            |           |  |  |
| Mandatory or Optional Form 1 DAP applications Telecommunications infrastructure Development on City owned and managed land | 28 days  | Yes        | 200 metres<br>radius                              | Yes          | Yes       |  |  |
| Form 2 DAP Applica   | tion <sup>(7)</sup>  |            | ı   | Γ            |           |  |  |
| Amendment to a DAP application where: discretion is  | 14 days  |            | All adjoining<br>and adjacent<br>properties       | No           | No        |  |  |
| required; and  | OR   | Yes        | OR  | OR           | OR        |  |  |
| works may have an impact on the amenity of nearby properties   | 28 days  |            | 200 metres radius                                 | Yes          | Yes       |  |  |
| Public Works or Applications of State Significance or when the City is not the decision                                    |  |            |   |              |           |  |  |
| All applications where the City is not the decision maker  |  |            |   |              |           |  |  |

### 2.2. Strategic Planning

| Description                        | Minimum<br>comment<br>period<br>(Calendar<br>days) (1) (2) | Website | Extent of consultation (3) (9) (10) | Sign on<br>site | Newspaper |  |
|------------------------------------|--|---------|-------------------------------------|-----------------|-----------|--|
| Local Planning Strategy (Strategy) |  |         |                                     |                 |           |  |

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## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY Appendix 2 – Statutory & Strategic Planning



| Description                                 | Minimum<br>comment<br>period<br>(Calendar<br>days) (1) (2) | Website | Extent of consultation (3) (9) (10) | Sign on<br>site                     | Newspaper |  |  |
|---|--|---------|-------------------------------------|-------------------------------------|-----------|--|--|
| Local Planning Strategy                     | 21 days  | Yes     | Stakeholder analysis                | N/A                                 | Yes       |  |  |
| Amendment to Strategy                       | 21 days  | Yes     | Stakeholder<br>analysis             | If it affects<br>a specific<br>site | Yes       |  |  |
| Local Planning Scheme (S                    | Scheme)  |         |                                     |                                     |           |  |  |
| New Scheme                                  | 90 days  | Yes     | Stakeholder analysis                | N/A                                 | Yes       |  |  |
| Modification to new Scheme                  | 60 days  | Yes     | Stakeholder<br>analysis             | If it affects<br>a specific<br>site | Yes       |  |  |
| Amendments to a Local Planning Scheme (LPS) |  |         |                                     |                                     |           |  |  |
| Complex amendment                           | 60 days  | Yes     | Stakeholder<br>analysis             | If it affects<br>a specific<br>site | Yes       |  |  |
| Modifications to complex amendment          | 42 days  | Yes     | Stakeholder<br>analysis             | If it affects a specific site       | Yes       |  |  |
| Standard amendment                          | 42 days  | Yes     | Stakeholder<br>analysis             | If it affects<br>a specific<br>site | Yes       |  |  |
| Modification to standard amendment          | 21 days  | Yes     | Stakeholder<br>analysis             | If it affects<br>a specific<br>site | Yes       |  |  |
| Local Planning Framework                    |  |         |                                     |                                     |           |  |  |
| Structure Plan (new or amendment)           | 42 days  | Yes     | Stakeholder analysis                | Yes                                 | Yes       |  |  |
| Local Planning Policy (new and amendment)   | 21 days  | Yes     | Stakeholder<br>analysis             | If it affects<br>a specific<br>site | Yes       |  |  |
| Local Development Plans (new or amendment)  | 14 days  | Yes     | Stakeholder analysis                | Yes                                 | Yes       |  |  |

#### Notes:

- (1) With exception of those time periods as outlined in Section 7 of this Policy in relation to advertising over weekends and holiday periods.
- (2) The advertising period commences on the date the notification letters are sent by the City and where applicable, the sign on site is erected.
- (3) The extent or radius of advertising may be extended at the discretion of the City.
- (4) Land use classifications are in accordance with Clause 18 of the City's Local Planning Scheme No. 2.

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## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY Appendix 2 – Statutory & Strategic Planning



- (5) Where a departure may have an adverse impact on a specific property/ies, the City may reduce the extent of advertising to only those who may be affected.
- (6) Does not include the William Street Design Guideline Area and structures above or adjacent to the Graham Farmer Freeway Tunnel Northbridge Design Guideline Area.
- (7) Advertising requirement options specified is dependent on the extent of discretion sought and the extent of potential impact on the amenity of nearby properties, in the opinion of the City.
- (8) In accordance with the *Planning and Development (Local Planning Scheme) Regulations* 2015 the local government may decide not to advertise an amendment if, in the opinion of the local government and the Commission, the amendment is of a minor nature.
- (9) Includes owners and occupiers of a property.
- (10) The Policy process detailed under Appendix 1 'How the City engages' shall be followed to determine interested and affected stakeholders, and the most appropriate way to engage with them.
- (11) A sign on site and notification in the local newspaper is only required for full demolition of a structure/building on a heritage protected place.



Figure 1 – Example of the extent of consultation to adjacent properties where there are varying lot layouts.

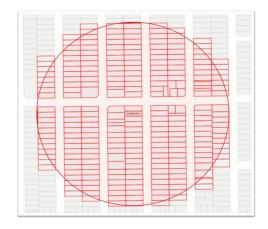


Figure 2 – Example of extent of consultation based on a radius from the boundary of a subject site.

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# COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY Appendix 2 - Statutory & Strategic Planning



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# COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY Appendix 2 - Statutory & Strategic Planning



#### 3. Readvertising

Where a development application has been previously advertised and the City receives amended plans following the community consultation period, the application would be subject to a further consultation period where, in the opinion of the City:

- a) The amended plans propose new or greater departures to the deemed-to-comply or acceptable outcome (or equivalent) standard specified in the planning framework than that previously advertised and those departures may have an impact on the amenity of an adjoining property or the street; or
- b) The amended plans result in a significantly different proposal to that which was previously advertised; or
- c) Where a proposal has received opposition during advertising and subsequently significant amendments are made, the application shall be re-advertised for a minimum of 7 days. This will involve emailing or writing to all authors of previous submissions.

Where the City is satisfied the development would not have an impact on the amenity of adjoining properties and/or streetscape, community consultation may not be necessary.

Notwithstanding the above, any re-advertising may only be undertaken where it does not compromise the City's statutory obligations to comply with the timeframes and processes prescribed by the Planning and Development (Local Planning Scheme) Regulations 2015. In the instance the City is unable to readvertise the proposal, the previous submitters are to be notified of the proposed changes to the development application only.

#### 4. Variations to advertising

There may be need to vary the advertising requirements of this Policy due to details of a particular development application. These development applications will be considered on a case-by-case basis. The City may increase the length of the advertising period or require additional methods of advertising where it is deemed to be in the public interest, and relevant to the consideration of a proposal.

The City may increase the length of the advertising period or require additional methods of advertising where, in the opinion of the City, owners and/or occupiers of properties in the vicinity of the proposed development are likely to be affected by the granting of development approval.

Variations to the requirements of this Policy may only be possible where they do not compromise the City's statutory obligations to comply with the timeframes prescribed by the *Planning and Development (Local Planning Scheme) Regulations 2015.* 

#### 5. Other requirements

- Development plans, other supporting documentation and a summary of the proposal are to be available on the City's website and at the Administration and Civic Centre, and Library and Local History Centre during the comment period.
- Where provided by the applicant perspective drawings of development proposals should be included as a document being advertised.

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## COMMUNITY AND STAKEHOLDER ENGAGEMENT POLICY Appendix 2 - Statutory & Strategic Planning



- In instances where the applicant submits to the City written documentary evidence that the
  owner(s) and occupier(s) of all or some adjacent affected properties have no objection to their
  proposal, the City will still undertake consultation in accordance with this Policy. If the applicant
  does submit such documentary evidence, then this evidence will be considered together with
  the public submissions.
- Where the extent of consultation includes properties within another local government area, the
  City will obtain the owner and occupant details from the adjoining local government and
  advertise the proposal in accordance with the requirements of this Policy.
- Where a subject or an adjacent affected property contains between one (1) unit and twenty (20) units, inclusive, the owner(s) and occupier(s) of all units on that property, are to be notified in writing.
- Where a subject or an adjacent affected property contains more than twenty (20) units, the body corporate/strata company and the owner(s) and occupier(s) of the directly affected units, as determined by the City, are to be notified in writing.
- The City will rely on its rate records for the purpose of notifying owner(s) and occupier(s) of the adjacent affected properties. The onus is on the owner(s) and occupier(s) of a property within Vincent to inform the City in writing of any changes in their address details as and when this occurs. The Planning and Development (Local Planning Schemes) Regulations 2015 permits costs and expenses incurred by the City in advertising a proposal, in addition to any fees paid for the application, to be payable by the applicant.

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#### 9.3 RAC RECONNECT WA 2022/23 - VIEW STREET CAR PARK, NORTH PERTH

#### Attachments:

1 RAC Reconnect WA 2022/23 - Proposed Carpark Reconfiguration U



#### **RECOMMENDATION:**

That Council AUTHORISES Administration to implement the 'Car Park to Great Place - View Street, North Perth' project in the Rosemount Hotel Car Park, View Street Car Park and North Perth Common as per the outcomes of the Stakeholder Reference Group.

#### PURPOSE OF REPORT:

To consider the authorisation of the 'Car Park to Great Place – View Street, North Perth' project as per Action 1.7 of the North Perth Town Centre Place Plan.

#### **BACKGROUND:**

At its 12 February 2013 Ordinary Meeting (Item 9.1.4), Council adopted the North Perth Master Plan. This identified the View Street and Rosemount Hotel Car Park sites as a significant opportunity for an integrated urban infill redevelopment with an enhanced public realm interface and pedestrian connection between View Street and Angove Street.

At its 1 May 2018 Ordinary Meeting (Item 9.10), Council adopted the North Perth Town Centre Place Plan (Place Plan). Action Item 1.7 'Prepare an Urban Design Concept for the View Street Car Park and surrounds' identifies that the City has limited land holdings in the North Perth Town Centre. It is evident that Lots 15, 16 and 40 View Street are not fulfilling their potential. The land is located adjacent to the neighbouring Rosemount Hotel Car Park and presents an opportunity to improve parking efficiencies, pedestrian links and deliver high quality infill development and urban open space. Administration is now in a position to determine how this land could be utilised for the benefit of the town centre.

The City has successfully secured an \$80,000 grant (80 percent funding of a \$100,000 total project cost) in the third round of RAC's Reconnect WA initiative 2022/23.

The objectives of RAC's Reconnect WA initiative are to:

- Create vibrant and active places for Western Australians to interact and reconnect with our cities and towns, and each other.
- Inspire and empower residents and business communities to co-design and drive change in their local
- Lay the foundations for longer-term changes to support safe, sustainable and connected communities.

#### **DETAILS:**

The project site is the informal pedestrian desire line through the View Street and Rosemount Hotel Car Park in the North Perth Town Centre (NPTC). Pedestrians regularly use this to move between Angove Street in the north and North Perth Common (NPC) and North Perth Plaza in the south.

The project proposes the temporary upgrade of this informal pedestrian desire line into a pedestrian-friendly shared zone flanked by active uses, testing the pedestrianisation of the space and informing the View Street Urban Design Concept, to deliver Action Item 1.7 of the Place Plan.

The transformation would be achieved through:

- Physical interventions such as the installation of catenary lighting and/or a vertical canopy, refreshing of existing or installation of new murals and/or image mapping technology on blank walls.
- A program of installations and activations such as pop-up alfresco areas, greenery, entry statements. events, art installations and other temporary activations. NPC will also be activated during this trial.

Item 9.3 Page 148 To ensure the trial can proceed safely, the temporary reconfiguration and reallocation of parking bays and associated traffic management would be required in the View Street Car Park. This includes a net reduction of seven parking bays. The proposed car park reconfiguration can be seen in **Attachment 1**. This work would cost approximately \$7,000 and would form part of the \$100,000 total project budget (\$80,000 funded by the RAC Grant).

The City has formed a Stakeholder Reference Group (SRG) with adjacent businesses and landowners to codesign all elements of the trial to suit and benefit businesses including:

- The duration, dates and times of the trial interventions;
- The spatial layout of the trial site and its subsequent impact on car parking; and
- Physical installations and a program of activations to transform the car park into a positive place.

The first SRG meeting was held on Wednesday 8 March 2023. The next SRG meeting is on Wednesday 22 March 2023 enabling a decision on the timing of the trial to be made by mid-April 2023. Additional SRG meetings will occur in April and June 2023 to discuss the trial and its outcomes in more detail.

The City would engage with the Stakeholder Reference Group on the View Street Urban Design Concept as per Action 1.7 of the Place Plan.

The trial project would also act as a form of consultation with the North Perth community on both the View Street Urban Design Concept and the North Perth Town Centre Planning Framework. The pedestrian spine through the two carparks has been repeatedly identified as a desired public amenity in recent engagement for the North Perth Town Centre Planning Framework.

#### **CONSULTATION/ADVERTISING:**

Details of the trial and associated events and activations will be promoted to the community through the City's social media channels and via physical marketing material.

#### LEGAL/POLICY:

- Local Government Act 1995:
- Road Traffic Act 1974; and
- City of Vincent Policy No. 3. 10.3 Street Activation, 2018.

#### **RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council to approve the authorisation of the 'Car Park to Great Place – View Street, North Perth' project.

#### 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.

#### Accessible City

Our pedestrian and cyclist networks are well designed, connected, accessible and encourage increased use.

#### **Connected Community**

An arts culture flourishes and is celebrated in the City of Vincent.

#### **Thriving Places**

Our town centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority.

#### Innovative and Accountable

We are open and accountable to an engaged community.

#### SUSTAINABILITY IMPLICATIONS:

This is in keeping with the following key sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024.* 

Sustainable Transport

#### **PUBLIC HEALTH IMPLICATIONS:**

This is in keeping with the following priority health outcomes of the City's Public Health Plan 2020-2025:

Increased physical activity

#### FINANCIAL/BUDGET IMPLICATIONS:

The funding source and proposed expenditure is outline below:

| Funding Source                             | Cost         |
|--|--------------|
| 2022/23 North Perth Town Centre Place Plan | \$20,000.00  |
| RAC Reconnect WA Grant                     | \$80,000.00  |
| Total                                      | \$100,000.00 |

| Proposed Expenditure                           | Cost         |
|--|--------------|
| Marketing                                      | \$10,000.00  |
| Traffic Management and carpark reconfiguration | \$20,000.00  |
| Installations and Activations                  | \$70,000.00  |
| Total  | \$100,000.00 |

#### **COMMENTS:**

The 'Car Park to Great Place – View Street, North Perth' will temporarily upgrade the informal pedestrian desire line through the Rosemount Hotel and View Street Car Parks into a pedestrian-friendly shared zone flanked by active uses. It will test the pedestrianisation of the space and inform the View Street Urban Design Concept, to deliver Action Item 1.7 in the Place Plan.

The trial project would also act as a form of consultation with the North Perth community on both the View Street Urban Design Concept and the North Perth Town Centre Planning Framework.



#### 9.4 RENT REVIEW REQUEST BEATTY PARK PHYSIOTHERAPY PTY LTD

Attachments: 1. Profit & Loss Statement - FY21/22 & YTD 31.01.23 - Confidential

#### **RECOMMENDATION:**

#### That Council:

- 1. APPROVES a variation of lease with Beatty Park Physiotherapy Pty Ltd (ACN 614 728 095) located at a portion Beatty Park Leisure Centre, 220 Vincent Street, North Perth to reflect rent reduction of 15 per cent of current rent per annum plus GST (equating to \$13,793.60 per annum) for a period of three (3) years or an alternative period as agreed by the Chief Executive Officer (CEO) and Beatty Park Physiotherapy Pty Ltd to commence from the date of Council's approval; and
- 2. Subject to final satisfactory negotiations being carried out by the Chief Executive Officer, AUTHORISES the Mayor and CEO to execute the Deed of Variation of Lease in accordance with the Execution of Documents Policy.

#### **PURPOSE OF REPORT:**

To consider Beatty Park Physiotherapy Pty Ltd (ACN 614 728 095) (BP Physio) request for rent reduction.

#### **BACKGROUND:**

BP Physio has leased a portion of the Beatty Park Leisure Centre (Centre) since 26 July 2017 when it took an assignment of the prior physiotherapy tenant's lease which commenced in 2014. Council at its meeting 28 July 2020 resolved to grant a new 5 year lease term to BP Physio commencing 1 October 2020 and expiring 30 September 2025 with an option term of 5 years expiring on 30 September 2030 (Lease).

#### **DETAILS:**

Pursuant to the Lease, rent commenced at \$82,170 per annum including GST subject to annual CPI. The current rent payable is \$8,249.40 per month totalling \$101,152.80 per annum including GST. Rent has increased by approximately 20 per cent since the commencement of the Lease in 2020.

Rent under the Lease was based on the market rental valuation received in 2020 and negotiated with BP Physio based on the valuer's advice on the then market conditions and BP Physio's previous financial assistance application during the COVID-19 pandemic in 2020.

The COVID-19 Relief and Recovery Committee approved financial relief to BP Physio at its 12 May 2020 Meeting. Council at its meeting 28 July 2020 provided a further waiver to BP Physio obligation to pay an estimated 30 per cent of rent and variable for the period 1 July 2020 to 30 September 2020.

BP Physio's current proposal and justifications for rent reduction are on the following terms:

| Agreed Terms              | 15% rent reduction equating to \$13,793.60 per annum totalling  |  |
|---------------------------|---|--|
|                           | \$41,380.80 for 3 years   |  |
| BP Physio's justification | Physiotherapy clinic has been running at a loss   |  |
|                           | Long serving tenant of more than 10 years   |  |
|                           | Strong relationship with Beatty Park Leisure Centre (BPLC)  |  |
|                           | Provide services to the community   |  |
|                           | Supportive of the City's works in and around BPLC and large   |  |
|                           | events that have been disruptive to their clients and have been   |  |
|                           | detrimental financially   |  |
|                           | <ul> <li>Supporting BPLC and community:</li> </ul>  |  |
|                           | Offering discount to BPLC members for all services offered  |  |
|                           | by BP Physio  o Promoting BPLC membership to clients  |  |
|                           | ·   |  |
|                           | Providing pilates classes for BPLC  Future developments:  |  |
|                           | Future developments:      PR Physic has invested in becoming a NDIS provider. They                                  |  |
|                           | BP Physio has invested in becoming a NDIS provider. They  are due to receive approval and will be up the ability to |  |
|                           | are due to receive approval and will have the ability to  |  |
|                           | provide physiotherapy services to people with disabilities.   |  |
|                           | <ul> <li>Plans to merge with another physiotherapy clinic and create<br/>a physiotherapy hub.</li> </ul>            |  |
|                           |   |  |
|                           | <ul> <li>Offer mentoring programme for students and employ new graduates.</li> </ul>                                |  |
|                           | <ul> <li>Expand community involvement by providing a variety of</li> </ul>  |  |
|                           | pilates programmes and Physio Led Exercise.   |  |
|                           | Rent reduction would allow BP Physio to launch NDIS, complete   |  |
|                           | merger and introduce new programmes.  |  |

Administration is supportive of BP Physio's proposal above on the basis that:

- Rent since inception of the Lease has increased by approximately 20% due to annual CPI increases and the fact that CPI has markedly increased in the last two years.
- Based on the BP Physio's profit and loss statements (from 1 July 2021 to 31 January 2023)
   Confidential Attachment 1, the clinic operated at a loss of total income of approximately 20% from FYE 2022 until todate.
- The sole director of BP Physio, Katie Holtham returned from maternity leave in 2022 and has been instrumental in rebuilding and expanding the physiotherapy clinic as outlined above.
- Although BP Physio is a category 3 tenant and considered as a commercial entity, it has serviced and continues to enhance their services to the community through providing their services (outlined above) to the BPLC members and patrons.
- Administration concurs that past and continuing works undertaken in BPLC has affected the businesses within BPLC including BP Physio.

#### These works include:

- Indoor pool closed for renovation January 2021 to August 2021
- o Gym closed for flooring upgrade May 2020 to June 2020
- o Grandstand facade waterproofing (scaffolding across front of building for 5 months 2022)
- o Electrical upgrade works to grandstand in progress expected completion June 2023
- In addition, upcoming planned works may contribute to further disruptions to BP Physio's business:
  - Outdoor pools are planned to be retiled over the next 18 months leading to further disruptions to access, noise and loss of use of the pool area for several months.
- The City's Beatty 2062 Project is looking at future uses for the whole of the grandstand area at BPLC and BP Physio will be a major stakeholder during these discussions over the coming years.

#### **CONSULTATION/ADVERTISING:**

Administration has met with BP Physio to discuss their proposal and negotiated the agreed terms for the variation of the Lease.

#### LEGAL/POLICY:

BP Physio is a Category 3 tenant under the Property Management Framework. Delegation 2.2.18 of the City's Delegated Authority Register does not extend to variation of leases under category 3 which require a specific resolution of Council.

#### **RISK MANAGEMENT IMPLICATIONS**

It is low risk for Council to provide the rent reduction.

#### FINANCIAL/BUDGET IMPLICATIONS:

The table below demonstrates the recommended response to BP Physio's request for rent reduction associated with their existing Lease:

| Pont roduction | 15% rent reduction equating to \$13,793.60 per annum totalling \$41,380.80 for 3 years.      |
|----------------|--|
| Rent reduction | 1 13 % Territ reduction equating to \$13,793.00 per annum totalling \$41,300.00 for 3 years. |

#### **COMMENTS:**

BPLC provides an important space for various activities, programs and services that strengthen our local community through improved community connections, social participation and health and wellbeing.

BP Physio plays an important role in the community and continues to contribute an essential service to the community which is wholly supported by the City.

It is acknowledged that inflation rate for the past two years has increased significantly and it has impacted a number of tenants including BP Physio. The proposed rent reduction will enable BP Physio to get the business back on its feet and grow their business as outlined above.

### 9.5 PROPOSED LEASE OF PORTION OF NO. 41 (LOT 31) BRITANNIA ROAD, LEEDERVILLE AT BRITANNIA RESERVE FOR A TELECOMMUNICATIONS FACILITY

Attachments: 1. Options 1 and 2 tower locations

- 2. Location Plan & Drawings Telecommunication Facility 🗓 🖺
- 3. ATN response to SPP5.2 🗓 🛣
- 4. Market Valuation Britannia Reserve (14 Sept 2022) Confidential

#### **RECOMMENDATION:**

#### **That Council:**

1. APPROVES giving public notice and inviting submissions under the provisions of section 3.58(3) of the *Local Government Act 1995* for the proposed lease of a portion of the land located at No. 41 (Lot 31) Britannia Road, Leederville at Britannia Reserve with Indara Corporation Pty Ltd (ACN 643 875 165) subject to the following key terms:

1.1 Initial Term: Ten (10) years

1.2 Option Term: Two x Five (5) year terms

1.3 Rent: \$48,000 per annum (plus GST)

1.4 Rent Review: CPI on 1 July annually

1.5 Market Rent Review: as per Administration's recommendation but not agreed

by Indara:

Market rent review at each Option Term which is to be undertaken 6 – 9 months before commencement of each

Option Term.

1.6 Outgoings: Lessee's responsibility

1.7 Rates & Taxes: Lessee's responsibility

1.8 Permitted Use: For the purpose of constructing, maintaining and

operating a telecommunications network and

telecommunications service including but not limited to accessing, installing, storing, operating, repairing, maintaining, altering, removing, adding and replacing telecommunications equipment consistent with the evolving nature of telecommunications services

1.9 Maintenance of leased area: Lessee's responsibility

1.10 Redevelopment clause: City will have ability to require Indara to relocate after ten

(10) years provided the City provides Indara with twenty

four (24) months' written notice;

2. If no submissions are received as a result of public notice period in Recommendation 1. above, AUTHORISES the:

- 2.1 Chief Executive Officer to enter into the lease in Recommendation 1. above, and
- 2.2 Mayor and Chief Executive Officer to affix the common seal and execute the lease in accordance with the Execution of Documents Policy;

3. NOTES that if any submissions are received as a result of the public notice period in Recommendation 1. above, the Chief Executive Officer will provide the submissions to Council for consideration and Council will determine whether to proceed with the proposed lease.

#### **PURPOSE OF REPORT:**

To consider a proposal from Indara Corporation Pty Ltd (Indara) (ACN 643 875 165) to lease a portion of No. 41 (Lot 31) Britannia Road, Leederville (Premises) at Britannia Reserve, Leederville for the purpose of a telecommunications facility (Telecommunications Facility).

#### **BACKGROUND:**

#### Land

No. 41 (Lot 31) Britannia Road, Leederville (Land) is owned in freehold by the City and comprised in Certificate of Title Volume 1769 Folio 075. The Land forms part of Britannia Reserve.

#### Optus' existing facility

Optus currently maintains an existing telecommunications facility at No. 7 Lynton Street, Mount Hawthorn on land which is owned by FES Ministerial body (State Emergency Services). The lattice tower structure on which Optus and other telecommunications companies have installed equipment is also owned by the State Emergency Services. Although, the carriers have received notice to vacate the site by January 2023 due to potential redevelopment of the land, Optus is currently on a month to month tenancy at No. 7 Lynton Street, Mt Hawthorn. Optus has not advised the City of their forthcoming status with the tenancy.

Optus is seeking an alternate location within the area to ensure continuous service delivery of the telecommunications network with improvements to the network coverage along the Mitchell Freeway and residences within proximity to Britannia Reserve and Lake Monger.

In the interim, until a permanent site can be secured, Optus has instigated a separate project to find a suitable temporary location for a Cell on Wheels (CoW) to ensure continuous delivery of the telecommunications network within this area once the 7 Lynton Street property is decommissioned. Unfortunately, the CoW will only offer partial relief in network coverage holes within the Mount Hawthorn and Leederville areas as the network provided by these temporary facilities are considerably shorter than a permanent facility. Given that Telstra, Optus and Vodafone are all reliant on the existing facility at No.7 Lynton Street, if the tower is decommissioned the area will have network coverage holes from all mobile carriers until a new permanent telecommunications facility is in operation.

#### **Proposal**

The City has received a request from the Optus project team (Optus) acting on behalf of Indara to construct and operate a Telecommunications Facility on a portion of the Land.

#### 22 June 2021 (Item 9,5), Ordinary Council Meeting

In June 2021, Council approved carrying out community consultation on the draft Britannia Reserve Development Plan, which included a proposed Telecommunication Tower in the north west corner of Britannia Reserve and a second potential location on the proposed lighting structure in the north west corner of Britannia Reserve'.

Council considered the results of community consultation in November 2021 and endorsed the Britannia North West Development Plan (Development Plan) which identified the proposed two tower locations circled in red at **Attachment 1** as:

- a) Option 1 location (Option 1) towards the North West of the reserve (nearer to mulch pile); and
- b) Option 2 location (Option 2) to the South East of the Floreat Athena clubrooms.

The Council report included the results from the City's pop-up sessions and community consultation (as part of the Development Plan's consultation period). This included six responses. Three responders preferred Option 1 and three preferred Option 2.

Concerns were raised regarding:

- a) Option 1, requiring an additional standalone tower to the new floodlighting towers, which would further diminish the visual appeal of neighbouring residents.
- b) Option 2 could be incorporated onto the existing sports lighting tower, concerns were raised regarding the proximity of Option 2 to the sporting fields and children's playground.

#### Kordia Solutions (Optus project team) drop-in session

- The feedback results from the City's initial consultation were provided to Kordia Solutions, who also carried out drop-in community consultation on behalf of Optus to determine a preferable location of the tower.
- During Kordia's drop-in session held in 2021, 19 residents attended, with 11 supporting the Option 1 location and 5 supporting the Option 2 location.

#### **Proptel**

In January 2022, the City was advised by Proptel that it had been appointed by Optus as the new property services consultants in place of Kordia Solutions.

As per Council's instructions on 22 June 2021, Proptel provided:

- (a) preliminary drawings of the telecommunications tower being added to the lighting structure; and
- (b) proposed key terms for the lease arrangement for the tower.

The key terms proposed at the time were not considered appropriate by Administration as they did not align with the City's independent valuation.

The City also received a number of comments from the community regarding the proposed location of the Telecommunications Facility, which were communicated to Proptel.

#### **DETAILS:**

In January 2023, Indara, a Telecommunication Facility provider, proposed a Telecommunications Facility in a different location, this time immediately to the south of the Floreat Athena Clubroom leased area, as shown in the proposed tower location plans in **Attachment 2**.

The proposed location has been considered by Administration and the following considerations are relevant:

- The location balances service coverage with minimisation of visual amenity impact to users of Britannia Reserve and owners and occupiers of dwellings adjoining Britannia Reserve. The proposed tower would be purpose built to accommodate more frequency channels and increased network capacity. This would mean that coverage and capacity in the network would improve;
- The Telecommunications Facility would be located approximately 150 metres away from the closest dwellings on Britannia Road;
- The majority of the Telecommunications Facility would benefit from screening from mature trees located at the edge of the reserve adjacent to Mitchell Freeway and the sporting club clubrooms;
- The proposal takes into consideration the policy measures of the State Planning Policy 5.2
   Telecommunications Infrastructure. This <u>Policy</u> outlines a number of different matters for consideration, including visual impact and health concerns. Indara has provided a response to the matters for consideration in **Attachment 3**; and
- The proposed location would be the most appropriate location for the Telecommunications Facility in Britannia Reserve. The proposed location does not impact on current or future areas of useable POS.

#### Infrastructure

Indara is proposing to install a 36 metre high monopole with a headframe reaching a height of approximately 38 meters with flood lighting located within a fenced area with a ground footprint size of approximately 140 square metres. The monopole would be shared by Optus, Vodafone and Telstra who would all locate their antennas on the monopole. The compound would also contain a concrete pole foundation, six bay outdoor equipment cabinet, a separate equipment cabinet for Telstra, underground cables and other associated infrastructure. Given that electricity is required to be provided to the Premises, Indara would be required to install a separate sub-meter to account for electricity usage.

#### Access for construction and maintenance

It is anticipated that the Telecommunications Facility (once constructed) would be accessed infrequently for maintenance purposes by Indara contractors and personnel.

Administration would negotiate with Indara as part of the terms of the lease to ensure that Indara's route of access to the proposed location for construction and ongoing maintenance is provided on a plan agreed by the City. Unless the route is changed, accessing the tower compound would not require a separate approval from the City each time.

#### Public Open Space Strategy (POS Strategy) and Greening Plan

- Locating a telecommunications tower at Britannia Reserve would reduce the POS in this area by
  approximately 140 square metres, which does not align with the recommendations of the POS Strategy.
  However, the tower would have minimal impact to the reserve as the proposed tower location is in an
  area of the POS which has restricted use and is underutilised due to the area being adjacent to the
  Mitchell Freeway with mature trees on the peripheral.
- The proposed location would result in the removal of three trees. Replacement trees (size and age) would be required as a condition of the lease and development approval.

#### Lease

It is proposed that the following key terms of the proposed lease with Indara, which are supported by Indara with the exception of the Market Rent Review, be given public notice by Council and that submissions be invited on these from the community:

| 1 | Initial Term | 10 years (2023 – 2033)   |  |
|---|--------------|--|--|
| 2 | Option Term  | Two x Five (5) year options:   |  |
|   |              | (a) 5 years (2034 – 2038)<br>(b) 5 years (2039 – 2043)   |  |
| 3 | Rent         | \$48,000 per annum (plus GST)  |  |
|   |              | The current GRV for the Land is \$25,000.  |  |
|   |              | The market valuation undertaken on 14 September 2022 is attached as Confidential Attachment 1. |  |

| 4 | Rent review                | Rent will be increased by CPI on 1 July annually.  |
|---|----------------------------|--|
|   | CPI Increase               | CPI increase is consistent with the City's rent review clause for all its leases, including commercial leases. Note that Indara has supported CPI increases subject to there being no market rent review.  |
|   | Market rent<br>review      | Market rent review is not agreed by Indara. Despite this, a Market Rent Review prior to the commencement of each option term is recommended by Administration as this term is consistent with the City's commercial leases and ensures the City is receiving the market rent for the Land over the life of the lease:  |
|   |                            | Market rent review is to be undertaken 6-9 months prior to the commencement of each Option Term, and that the date for exercise of the options is 3-6 months prior to the commencement date of the relevant option term. The cost of meeting the market rent review is to be shared equally between the City and Indara.   |
| 5 | Outgoings                  | Paid by lessee   |
|   |                            | In accordance with the City's Property Management Framework, Indara will be responsible for paying all outgoings.  |
| 6 | Rates & taxes              | Paid by lessee   |
|   |                            | In accordance with the City's Property Management Framework, Indara will be responsible for paying all rates and taxes.  |
| 7 | Permitted Use              | For the purpose of constructing, maintaining and operating a telecommunications network and telecommunications service including but not limited to accessing, installing, storing, operating, repairing, maintaining, altering, removing, adding and replacing Telecommunications Equipment consistent with the evolving nature of telecommunications services. |
| 8 | Maintenance of leased area | Lessee's responsibility.   |
| 9 | Redevelopment clause       | City will have ability to require Indara to relocate after ten (10) years provided the City provides Indara with twenty four (24) months' written notice.  |

The commencement of the Lease would be conditional upon Indara obtaining development approval in respect of the Telecommunications Facility. This application would require approval by the Western Australian Planning Commission.

Subject to Council approval of the key terms, formal documentation would be prepared by Indara's lawyers and subsequently reviewed by Administration. In accordance with Item 2 of the recommendation, it is proposed that if no submissions are received, that the City's CEO is authorised to enter into the lease on the above lease terms. If any submissions are received during the public notice period, then they would be presented back to Council to considered whether to enter into the lease or not.

#### **Development Application and Building Permit**

Prior to construction of the Telecommunications Facility and its infrastructure on the site:

- a) the construction would require development (planning) approval from the WAPC; and
- b) once development approval has been obtained, the applicant would be required to lodge a certified building permit application with the City.

#### CONSULTATION/ADVERTISING:

• In accordance with section 3.58 of the *Local Government Act 1995* (Act) local public notice of the proposed lease would be provided for a period of at least two weeks. Local public notice would be provided in the following ways:

- notice in the City's local newspaper;
- public notice on the City Administration and Civic Centre, Library and Local History Centre notice boards; and
- o notices on the City's website, and social media platforms.
- Consideration of the suitability of the development within the location proposed would be determined by the WAPC through the development application process, including community consultation on the proposal.

#### **LEGAL/POLICY:**

Government Act 1995 - S 3.58(3) Disposing of Property:

- (3) A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —
  - (a) it gives local public notice of the proposed
  - (b) disposition
    - 1. describing the property concerned; and
    - ii. giving details of the proposed disposition; and
    - iii. inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;
  - o and

it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.

#### **RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council to consider the proposed location within Britannia Reserve to Indara for the use of a Telecommunications Facility. The commercial risks associated with operating and maintaining the Telecommunications Facility and infrastructure would be managed solely by Indara.

#### STRATEGIC IMPLICATIONS:

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

#### Enhanced Environment

Our parks and reserves are maintained, enhanced and well utilised.

#### **Connected Community**

Our community facilities and spaces are well known and well used.

#### **Thriving Places**

Our physical assets are efficiently and effectively managed and maintained.

#### Innovative and Accountable

Our resources and assets are planned and managed in an efficient and sustainable manner.

#### SUSTAINABILITY IMPLICATIONS:

This does not contribute to any environmental sustainability outcomes.

#### **PUBLIC HEALTH IMPLICATIONS:**

This does not contribute to any public health outcomes in the City's Public Health Plan 2020-2025.

#### FINANCIAL/BUDGET IMPLICATIONS:

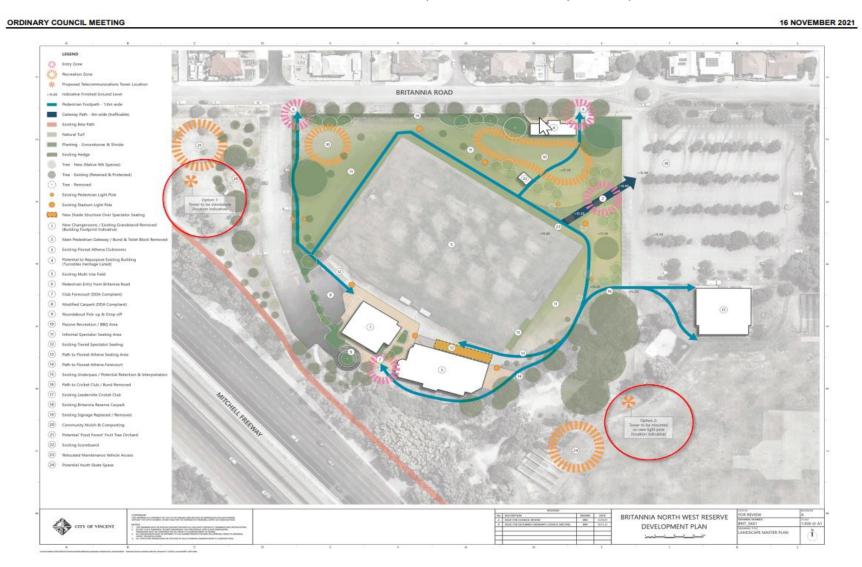
- Should Council consent to the proposed location for the Lease, Administration will proceed with negotiating the terms of the lease.
- Rent received from the Lease would be held in Municipal Funds;
- Council rates would be payable by Indara for the duration of the Lease;
- Fees for publishing local public notice would be payable by the City;
- Construction works and on-going infrastructure upgrades of the lease area would be at the sole cost of Indara; and
- Make good works at the expiration of the Lease would be at the sole cost of Indara.

#### **COMMENTS:**

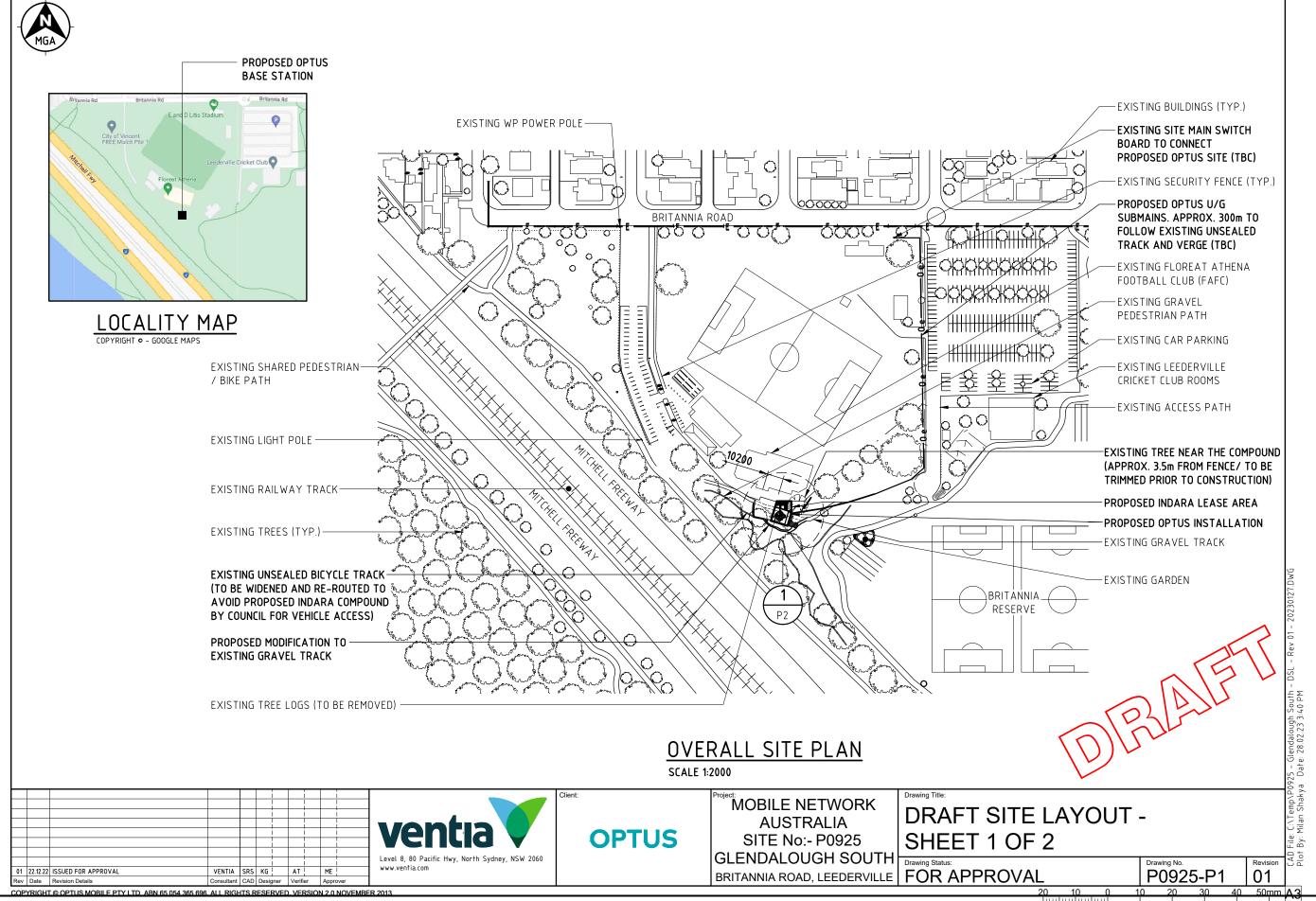
Administration supports carrying out community consultation on the proposed location of the Lease to Indara as:

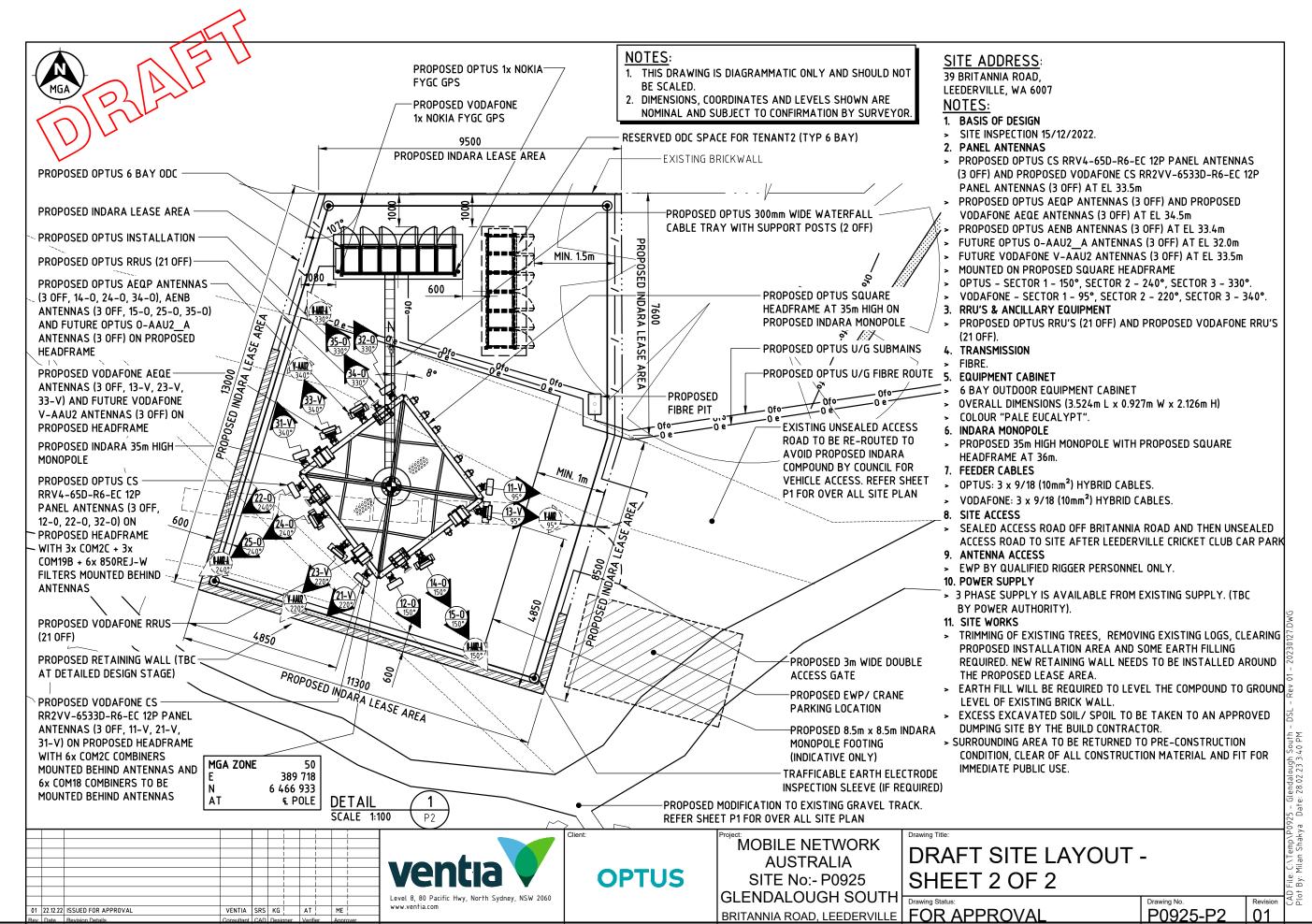
- a) the proposed location is largely screened from view due to the surrounding large mature tree canopy and lower level behind the Floreat Athena Clubrooms;
- b) The proposed lease area would not result in the loss of active POS or impact upon the existing functions of Britannia Reserve; and
- c) the Telecommunications Facility would provide improved and enhanced access to essential telecommunications services for individuals, households and community members within the Leederville area.

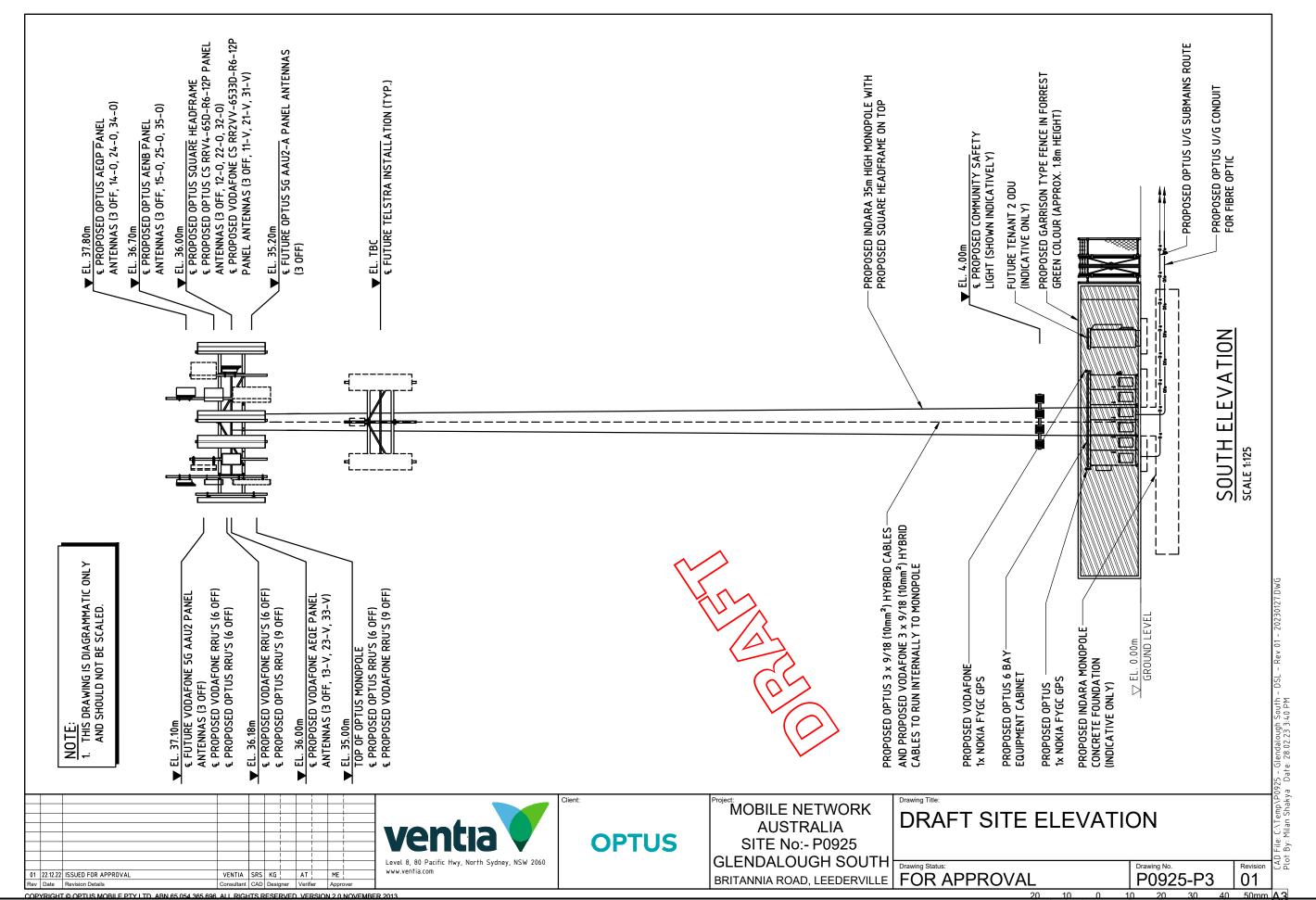
#### Telecommunications tower locations (Britannia Reserve Development Plan)



Item 9.5- Attachment 1







Item 9.5- Attachment 2

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#### File note

| From:    | Laurie Chantry  | Job No: | 8007              |
|----------|---|---------|-------------------|
|          |   | Date:   | 23 September 2022 |
| Subject: | TELECOMMUNICATIONS DEPLOYMENT - BRITANNIA RESERVE LEEDERVILLE |         |                   |

As requested by the City, below is an assessment of the proposal against the requirements of State Planning Policy 5.2 – Telecommunications Infrastructure. As is standard practice, a full assessment against the state and local planning framework will be submitted for the City's assessment with the Development Application.

#### Clause 4 (c) Policy Objectives of SPP5.2 states:

The objectives of this policy are to:

- facilitate the provision of telecommunications infrastructure in an efficient and environmentally responsible manner to meet community needs;
- b) manage the environmental, cultural heritage, visual and social impacts of telecommunications infrastructure;
- ensure that telecommunications infrastructure is included in relevant planning processes as essential infrastructure for business, personal and emergency reasons; and,
- d) promote a consistent approach in the preparation, assessment and determination of planning decisions for telecommunications infrastructure.

#### Visual Impact

Telecommunications infrastructure should be sited and designed to minimise visual impact and whenever possible:

 a) be located where it will not be prominently visible from significant viewing locations such as scenic routes, lookouts and recreation sites;

To be effective, a base station has to be of sufficient height to achieve the coverage requirements. Accordingly, it will be visible to the surrounding area as indicated in the photomontages provided. However in this instance, it is not visible from significant viewing locations such as scenic routes or lookouts. The impact of the sports field lighting on 'recreational views' will be comparable to the proposed monopole and antennas.

b) be located to avoid detracting from a significant view of a heritage item or place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land;

The proposed location is on the western edge of Britannia Park within existing mature vegetation which will minimise the visual impact. Views in the locality will include the sports field lighting infrastructure, freeway lighting infrastructure, and overhead rail infrastructure, which will mitigate the impact of the telecommunications facility. There is no significant view of a heritage item or place, or landmark, streetscape, vista or panorama that will be adversely impacted by the proposal.

 not be located on sites where environmental, cultural heritage, social and visual landscape values maybe compromised and

Views in the locality will include the sports field lighting infrastructure, freeway lighting infrastructure, and overhead rail infrastructure, which will mitigate the impact of the telecommunications facility. There are no cultural heritage or visual landscape values to be compromised by the location, and no significant environmental impact.

 d) display design features, including scale, materials, external colours and finishes that are sympathetic to the surrounding landscape.

The facility will be painted to a colour of the City's preference and of a non-reflective finish to be sympathetic to the surrounding landscape

220920 8007 File Note - Response to City.docx

Item 9.5- Attachment 3

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#### Perceived Health Concerns

The proposed infrastructure will operate in compliance with the Australian Communication and Media Authority (ACMA) Electromagnetic Emissions (EME) regulatory arrangements. A summary report of the predicted Radiofrequency EME Levels for the proposed facility has been assessed. This assessment was undertaken in accordance with the ARPANSA prediction methodology and report format. The assessment confirms that the proposed installation operating at full power complies with the Radiocommunications (Electromagnetic Radiation – Human Exposure) Standard 2014.

Health concerns are not a planning consideration.

SPP 5.2 also identifies for a report demonstrating compliance with the Mobile Phone Base Station Deployment Industry Code (C564:2011) to be submitted as part of a DA.

The DA will address compliance with the applicable clauses of the Deployment Code.

#### Conclusion

In light of the above, it is considered the siting and design of the facility satisfies the requirements of SPP5.2.

BEN DOYLE DIRECTOR

2

#### 10 INFRASTRUCTURE & ENVIRONMENT

#### 10.1 ADVERTISING OF AMENDED POLICY - CLOSED CIRCUIT TELEVISION

#### Attachments:

- 1. Closed Circuit Television (CCTV) Policy 2023 🗓 🖺
- 2. Policy 3.9.12 Closed Circuit Television (CCTV) U

#### RECOMMENDATION

#### That Council:

- 1. APPROVES the proposed amendments to the Closed Circuit Television Policy, at Attachment 1, for the purpose of public notice, which is proposed to replace Policy 3.9.12 Closed Circuit Television (CCTV) at Attachment 2;
- 2. AUTHORISES the Chief Executive Officer to provide local public notice of the proposed new policy and invite public comments for a period of at least 21 days; and
- 3. NOTES that at the conclusion of the public notice period any submissions received will be presented to Council for consideration.

#### **PURPOSE OF REPORT:**

For Council to consider approval of the proposed amendments to the Closed Circuit Television (CCTV) Policy for public notice.

#### **BACKGROUND:**

In alignment with the City's Policy Document Register and Review Plan the City's Closed Circuit Television Policy is to be reviewed.

The Closed Circuit Television Policy was first adopted by Council in April 2010 and was due to be reviewed in April 2015.

The provisions outlined in clause 1.3 of the <u>Policy Development and Review Policy</u> were presented to Elected Members in the 23 February 2021 Council Workshop Policy Paper.

#### **DETAILS:**

The elements set out in clause 1.3 of the Policy Development and Review Policy have been considered as set out below.

#### Proposed objective of the new policy:

The purpose of this policy is to regulate the management and operation of the CCTV systems. CCTV systems and Recording Device systems will be used to:

- enhance the safety of City Officers, customers and Council Members at City facilities;
- deter suspicious and anti-social behaviour likely to cause damage to City facilities and within our Town Centres;
- deter and investigate offences within researched and targeted locations where local government has legislative responsibility for enforcement; and
- provide WA Police and other law enforcement agencies with footage to assist in their investigative and enforcement activities.

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#### Requirement for a documented City position (including community need or legislative requirement):

The City has CCTV systems and Recording Device systems in place, and an amended policy would ensure that the City ensures that it promotes public safety and minimises the damage or theft of City assets.

As well as the identified community need for a documented City position, a policy would assist the City in achieving its priorities in the Strategic Community Plan, as shown by the alignment of the policy objectives with the SCP and other City strategies.

#### How the objectives align with the SCP:

The policy objectives, as set out above align with the City's Strategic Community Plan 2018-2028 as follows:

#### **Thriving Places**

Our town centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority.

#### **Examples of current use:**

There are two CCTV system networks, external to the City's premises, currently in operation throughout the City. These are located in the Leederville Town Centre, and the Mount Lawley/Highgate Town Centre. These two networks have been useful in assisting WAPOL with identifying offenders of various offences, and have had an impact and influence on reducing the number of anti-social and criminal activity reports.

There is also one Recording Device system in operation, worn by the Rangers (body cameras). This, whilst relatively new, has also been very useful in clarifying and identifying various anti-social, criminal and other activity noticed by the Rangers whilst on patrol.

#### Proposed level of community engagement required:

Once the policy is updated and approved by Council for the purposes of advertising, it is proposed that the policy be readvertised for a period of at least 4 weeks and Town Teams and other interested members are invited to comment.

### An assessment of where the policy document sits within the local government decision making hierarchy:

This document falls within the scope of a policy as its purpose is to be a "general rule or principle which is required to provide clear direction to Administration on the day to day management of the City."

#### The proposed review timeframe and expiry period, if applicable:

The policy would be reviewed every four years or more frequently if changes to strategic objectives or industry standards occur, in accordance with the Policy Development and Review Policy.

#### CONSULTATION/ADVERTISING:

In accordance with the City's Community Consultation Policy (<u>Appendix 2</u>), public notice of all new and significantly amended policies must be provided for a period exceeding 21 days in the following ways:

- notice published on the City's website;
- notice posted to the City's social media;
- notice published in the local newspapers;
- notice exhibited on the notice board at the City's Administration and Library and Local History Centre;
   and
- letters distributed to relevant local businesses and community groups.

Public notice of this proposed new policy will be provided from 17 April 2023.

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#### LEGAL/POLICY:

Section 2.7(2)(b) of the Local Government Act 1995 provides Council with the power to determine policies.

The City's <u>Policy Development and Review Policy</u> sets out the process for the development and review of the City's policy documents.

#### **RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council to provide public notice of the proposed amended policy.

#### STRATEGIC IMPLICATIONS:

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

#### Thriving Places

Our town centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority.

#### SUSTAINABILITY IMPLICATIONS:

This does not contribute to any specific sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*.

#### **PUBLIC HEALTH IMPLICATIONS:**

This does not contribute to any public health outcomes in the City's Public Health Plan 2020-2025...

#### FINANCIAL/BUDGET IMPLICATIONS:

None related to this report.

#### **COMMENTS:**

The amended Policy will provide clarification on responsibilities within the organisation that will ensure that the policy is understood and adhered to.

The Policy will be supported by Management Guidelines/Procedures to ensure compliance with legislative requirements and standards relating the installation and management of CCTV systems by the City's Administration.

This Policy will not apply to CCTV systems on private property, which do not fall within the jurisdiction of the City of Vincent.

The draft policy as presented at the Council Briefing held 28 March 2023 has been slightly amended to reflect that an expansion of CCTV infrastructure and/or systems that proposes the capturing and use of third-party information beyond that of video, images, vehicle plate recognition and voice (e.g. biometric data) is subject to Council consideration and approval.

It has further been clarified that an individual's request to access CCTV and Recording Device system records will need to be through a legal mechanism such as a subpoena.

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| Legislation / local law requirements                      | Freedom of Information Act 1992<br>Surveillance Devices Act 1998<br>Telecommunications (Interception) Western Australia Act 1996<br>Information Privacy Act 2009<br>Right to Information Act 2009 |  |
|---|---|--|
| Relevant delegations                                      | Not Applicable  |  |
| Related policies, procedures and supporting documentation | Not Applicable  |  |

#### **PRELIMINARY**

#### INTRODUCTION

Whilst the City of Vincent is a very safe and liveable district, in comparison to other municipalities, it is still affected by antisocial and criminal activity. In an effort to address these concerns, the City has implemented CCTV systems as part of an overall crime prevention strategy.

The CCTV systems are intended to assist in the prevention of crimes against the person or property.

#### **PURPOSE**

The purpose of this policy is to regulate the management and operation of the CCTV systems.

CCTV systems will be:

- installed only in locations where the system will promote public safety or minimise damage or theft of City assets;
- operated with efficiency, impartiality and integrity;
- operated in a way that minimises intrusion upon individual privacy while still allowing the system to serve the objectives for which it was installed; and
- operated in a way that does not breach the *Information Privacy Act 2009*.

Recording Device systems will be:

- operated only by City officers conducting regulatory functions;
- operated with efficiency, impartiality and integrity; and
- operated in a way that does not breach the Information Privacy Act 2009.

#### **OBJECTIVE**

The City installs closed circuit television (CCTV) systems in public areas and City facilities with the objectives of promoting public safety and minimising damage or theft of City assets.

City officers carrying out regulatory functions are provided with a Recording Device System (body cameras), with the objective of promoting public safety and minimising threats to public and City employees.

To the extent possible without reducing the effectiveness of the CCTV systems in achieving those objectives, the City will operate its CCTV systems in a way that protects the privacy of individuals.

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#### **SCOPE**

This Policy applies to City owned and managed CCTV systems & Recording Device Systems.

This Policy applies to all City employees who have the responsibility for the implementation, monitoring, access and disclosure of records as part of the CCTV systems and Recording Device Systems.

#### RESPONSIBILITY

The Chief Executive Officer is responsible for ensuring the policy is understood and adhered to.

**The Chief Executive Officer** determines who is responsible for establishing the need for CCTV within City managed community facilities and open spaces. Is also responsible for the recovery and provision of approved footage to authorised representatives.

**The Chief Executive Officer** determines who has ownership and ongoing responsibility for resourcing and installing, maintaining and repairing the City's CCTV systems and Recording Device Systems.

**The Chief Executive Officer** determines who is responsible for establishing the need for CCTV monitoring in City buildings, reporting known outages and contract management of service providers.

**The Chief Executive Officer** determines who is responsible for establishing the need for Recording Device Systems to be used by City employees.

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#### **POLICY PROVISIONS**

#### **DEFINITIONS**

**CCTV System** – includes any system installed by the City to electronically record video or audio/video of any public place or City facility.

**Manager** – includes person appointed to positions with the title, Executive Manager, Manager, Executive Director and Chief Executive Officer.

**Recording Device System** – includes cameras, body worn cameras, voice recorders and mobile phones with recording voice/audio capability and the storage of files.

**Employees** – includes City staff, contractors, volunteers and all others who perform work on behalf of the City.

#### **POLICY**

#### 1. IDENTIFICATION OF NEED AND APROVAL

The resources available for the installation of CCTV systems are limited, and priority is to be determined by a risk assessment of identified sites and a suitable business case. This will be in accordance with the Western Australia Closed Circuit Television (CCTV) Guidelines.

The Chief Executive Officer determines who is responsible for identifying and confirming the need for CCTV monitoring within City managed community facilities and open spaces.

The Chief Executive Officer determines who is responsible for identifying and confirming the need for CCTV monitoring within City buildings.

CCTV infrastructure and systems will be installed where recurrent anti-social or criminal behaviour has been identified or installed as a proactive measure to minimise damage to City facilities.

The Chief Executive Officer determines who is responsible for identifying and confirming the need for an employee to operate a Recording Device System.

An expansion of CCTV infrastructure and/or systems that proposes the capturing and use of third-party information beyond that of video, images, vehicle plate recognition and voice (e.g. biometric data) is subject to Council consideration and approval.

#### 2. RESOURCING, INSTALLATION AND MAINTENANCE

The Chief Executive Officer determines who is responsible for:

- selecting the optimum (within resources) CCTV system location & Recording Device System;
- resourcing the costs of installing, maintaining and as required, modifying each system; and
- installing and maintaining each CCTV system & Recording Device System.

#### 3. CCTV SYSTEMS MONITORING

The City of Vincent CCTV systems primarily will be used to collect information for use in regulatory and legal proceedings. The CCTV systems will not be monitored by City employees on a "real time" basis, nor will the recordings be generally reviewed.

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In some circumstances (such as major public events), it may be appropriate for real time monitoring of the CCTV system to occur. The Manager who identifies the need for real time monitoring is responsible for providing the financial resources necessary to carry out that monitoring.

#### 4. RECORDING DEVICE SYSTEM MONITORING

The City of Vincent Recording Device Systems primarily will be used to collect information for later use in regulatory and legal proceedings. The Recording Device Systems will not be monitored by the City on a "real time" basis, nor will the recordings be generally reviewed.

#### 5. PRIVACY

All CCTV systems and Recording Devices are to be operated in a way that minimises the intrusion upon an individual's privacy whilst still allowing the system to serve the objectives for which it was installed. This will require at least:

- appropriate training of operators;
- notification and permission to individuals of the use of the recording either by:
  - o verbal request and approval; or
  - o for all CCTV systems installed in public places, the display of signage to a standard no less than that defined in the national Code of Practice for CCTV;
- secure storage, retrieval and destruction of CCTV and recording device data as set out in this policy;
   and
- the adoption of processes to prevent:
  - loss
  - o unauthorised access, use, modification or disclosure; and
  - any other misuse of CCTV System or Recording Device records.

#### 6. DESTRUCTION OF RECORDS

To minimise intrusion upon the right to privacy, unless further preserved under this policy or required by law all CCTV system and Recording Device system records are to be destroyed 30 days after the record date.

A CCTV system or Recording Device system record is to be further preserved under this policy if:

- in the assessment of the Chief Executive Officer, believes preservation of the records is in the City's interest for any reason and is directly related to a function or activity of the City;
- the particular record is required as evidence in a potential legal proceeding;
- a request to access the particular record is received from a law enforcement or government regulatory agency (for example WA Police, Department of Fire and Emergency Services, or another government body with the responsibility for enforcing laws);
- a request to access the particular record is received from any party other than a law enforcement or government regulatory agency; or
- an extract of the record is made, whether or not that extract is provided to a third party.

(Note: the receipt of a request for access to a particular record will make that record a "public record" under the Public Records Act 2002 and trigger a requirement that the record be retained in compliance with that Act.)

#### 7. ACCESS TO RECORDS

To minimise intrusion upon the right to privacy CCTV and Recording Device system records will be kept confidential and provided to third-parties only when that provision is authorised by law. That will include requests:

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- from law enforcement or government regulatory agencies;
- from individuals (or their legal representatives) where the request is made through a legal mechanism, such as a subpoena; and under the *Right to Information Act 2009* or the *Information Privacy Act 2009*.

The Chief Executive Officer determines who is responsible for the recovery and provision of approved records to authorised third-parties.

In addition, the Chief Executive Officer authorises extraction of a particular record from within the CCTV or Recording Device system records, when the Chief Executive Officer determines that extraction of the record is in the City's best interest and having consideration of the Information Privacy Principles in Schedule 2 of the *Information Privacy Act 2009.* 

The Chief Executive Officer may authorise release of the record to a third-party when the Chief Executive Officer determines that the release of the record is in accordance with the Information Privacy Principles in Schedule 2 of the *Information Privacy Act 2009*. When making a determination to release a record the Chief Executive Officer must:

- obtain confirmation that the release is lawful;
- ensure it is related to a function or activity of the City; and
- give significant weight to protecting the privacy of individuals depicted in the record, unless the individual is depicted as being engaged in unlawful or anti-social conduct and the release of the record may assist in identifying the individual.

#### 8. COMPLAINTS

All complaints received in relation to CCTV systems and Recording Devices are to be dealt with under the City's Code of Conduct and Customer Service Complaint Policy.

| OFFICE USE ONLY                             |  |  |
|---|--|--|
| Responsible Officer Manager Ranger Services |  |  |
| Initial Council Adoption                    | 13/04/2010   |  |
| Previous Title                              | Policy No. 3.9.12 – Closed Circuit Television (CCTV) |  |
| Reviewed / Amended                          | DD/MM/YYYY   |  |
| Next Review Date                            | MM/YYYY  |  |

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**POLICY NO: 3.9.12** 

#### **CLOSED CIRCUIT TELEVISION (CCTV)**

#### **OBJECTIVES**

To provide guidance for the operation of CCTV operated and controlled by the City of Vincent:

- within, on or around City of Vincent Buildings;
- mobile CCTV installed in public spaces; and
- future acquisition and implementation of CCTV within the City.

#### POLICY STATEMENT

- This policy applies to City of Vincent owned, leased and operated CCTV systems only.
- Reducing crime and improving safety are key priorities for the City. The City of Vincent is committed to 'working in partnership to progress Crime reduction and community safety within the City' (Community Safety and Crime Prevention Plan).
- 3. This Policy deals with the installation of CCTVs as a strategic element of the City's commitment to safety and crime reduction;
- 4. This Policy should be read in conjunction with the 'Draft City of Vincent CCTV Strategy 2010 and Beyond'.

Date Adopted: 13 April 2010

Date Amended:
Date Reviewed:

Date of Next Review: April 2015

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#### GUIDELINES AND POLICY PROCEDURES FOR USE OF CLOSED CIRCUIT TELEVISION (CCTV) POLICY NO. 3.9.12

#### 1. Principles

The City of Vincent recognises best practise in administering operation of all City owned operated, leased CCTV systems.

All CCTV systems and future acquisition of CCTV will comply and meet minimum standards as prescribed in:

- Australian Standard 4806.1 Closed Circuit Television (CCTV) Management and Operation – Code of Practice.
- Australian Standard 4806.2 Closed Circuit Television (CCTV) Application Guidelines.
- Western Australia CCTV guidelines, WA State Government Office of Crime Prevention.
- Western Australia Police Preferred Minimum CCTV System standards.

Where appropriate and possible, Mobile CCTV will be registered on WA Police register of CCTV systems within the State; <a href="https://blueiris.police.wa.gov.au/">https://blueiris.police.wa.gov.au/</a>. The City registration of mobile CCTV cameras on Blue Iris will be managed by the Coordinator Safer Vincent, whom will also handle ongoing police liaison and enquiries with cameras.

The CCTV system will attain an appropriate balance between the personal privacy of individuals utilising City infrastructure or public spaces with the objective of recording incidents of alleged criminal or unwanted behaviour.

The system will be operated equitably, within applicable law, and only for the purposes to which it is established.

#### 2. Code of Practice

#### Signage

Prominent and appropriate signage will be permanently displayed at camera locations to notify employees, council members and members of public of the presence of CCTV cameras.

#### Access to CCTV equipment

All CCTV equipment will be located within secure areas and not accessible to unauthorised persons.

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#### **Recording and Storage of information**

Recording of video images or still photographs will only occur if the Chief Executive Officer or Manager of Rangers and Community Safety Services is of the opinion that an offence against a Statute Law is being or is likely to be committed. At no time shall the CCTV system be used with the intent to examine individuals going about their lawful business.

Any person requesting a video recording shall apply in writing to the Chief Executive Officer and give reasons for such requests.

At no time shall any original or copied video recordings, or still photographs, be released to any media organisation, journalist, individual or group without the prior approval of the Chief Executive Officer.

#### Liaison with WA Police

Members of the WA Police may request the cooperation of the City of Vincent and usage of CCTV systems.

All requests made by the WA Police or any other law enforcement agency should be referred to the Manager of Ranger and Community Safety Services who will advise the City's Chief Executive Officer of such a request and to seek approval.

#### **Privacy principles**

CCTV usage in the City will be guided by confidentiality and privacy provisions in Western Australian law included within the:

- Freedom of Information Act 1992
- Surveillance Devices Act 1998
- <u>Telecommunications (Interception) Western Australia Act 1996</u>

#### **Mobile CCTV deployment**

Business, agency or community requests for mobile CCTV deployment and installation will be handled by the Coordinator Safer Vincent. Requests are to be made in writing, addressed to the Chief Executive Officer and forwarded to the next available Safer Vincent Crime Prevention Partnership Meeting for consideration of camera location(s) and duration of deployment recommendations. Where this is not possible (i.e. over a leave period or duration where the SVCPP is not meeting) the deployment of cameras will be determined by the Coordinator Safer Vincent and Manager of Ranger and Community Safety Services, in conjunction with WA Police.

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Where possible, accompanying WA Police crime data, descriptions, timing and specific locations of alleged offences will be provided to the SVCPP to enable accurate assessment. As the number of cameras available to the City is limited, it is noted not all applications and requests for deployment of mobile cameras will be possible. As per availability of CCTV cameras, requests for CCTV cameras will be prioritised in terms of the nature and severity of alleged offences, the suitability of location at each location and WA Police recommendations. Removal of mobile cameras from a specific location is at the discretion of the City of Vincent Administration and can happen at any time.

#### **Complaints**

All complaints will be investigated and reviewed in accordance with Council Policy 4.1.3 "Customer Service Complaints Management" and where requested, complainants will be notified of the results of the investigation, within the prescribed timeframes of this policy.

#### Responsibility

The Manager Ranger and Community Safety Services is responsible for the management of the City's CCTV system, including maintenance of the CCTV system and protection of privacy interests of individual members, the City of Vincent council members, staff and members of public from invasive monitoring.

The Manager Ranger and Community Safety Services will ensure that all employees involved in recording, observation and capture of images are informed, through training or through other means, of their responsibility to act in an ethical and lawful manner as per the relevant legislation.

If evidence is provided that an individual or individuals are using the system inappropriately, the City will take appropriate action to cease or minimise reoccurrence. Inappropriate use of the CCTV system will be considered a breach of the City's Code of Conduct and will be dealt with accordingly.

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#### 10.2 INTRODUCTION OF \$1 FIRST HOUR FEE IN CAR PARKS - ANALYSIS

#### Attachments:

- 1. Leederville car park locations J
- 2. Mount Lawley and Perth car park locations J
- 3. North Perth car park locations J

#### RECOMMENDATION:

#### **That Council:**

- 1. NOTES the following key findings from the analysis of the implementation of the \$1 for first hour fee in the City's paid car parks:
  - 1.1 There was a reduction in overall carpark ticket transactions by approximately 50,000. Frame Court in Leederville was the only carpark to record an increase.
  - 1.2 The revenue collected from this first hour was approximately \$435,000 (equivalent to \$870,000 p.a).
  - 1.3 The overall average length of stay in the carparks has increased by approximately 20 minutes and the overall average length of stay in revenue has also increased.
  - 1.4 There has been an increase of an average of 9 minutes per transaction between the two periods and an increase of approximately 56% in revenue per transaction.
  - 1.5 City Rangers have not observed any apparent reduction in the volume of vehicles in the car parks other than the View Street, Rosemount Hotel and Wasley Street car parks in North Perth.
  - 1.6 Short term parking bays (eg. 15 minute bays) are very well utilised since the introduction of \$1 for the first hour.
  - 1.7 Total parking time by patrons using the EasyPark app has increased.
  - 1.8 Consumer spending is growing consistent with inflation in Mount Hawthorn, Leederville and North Perth. Mount Lawley is showing negative growth against inflation.
  - 1.9 The slight reduction in parking transactions does not appear to have impacted consumer spending across the town centres with the average length of stay increasing (the exception being the Mount Lawley town centre).
  - 1.10 The implementation of \$1 for the first hour in the car parks has had a minimal impact to on-street paid parking bays in the vicinity of the car parks.
  - 1.11 There is no data to indicate that parking behaviour has moved from the car parks into on-street paid parking bays.
  - 1.12 The implementation of the \$1 for first hour has not resulted in an increase in complaints regarding parking behaviour;
- 2. REQUESTS that Administration liaises with Mount Lawley town centre retailers regarding their concerns relating to free short-term parking availability and considers increasing the availability and mix of free 15 and 30 minute bays at the Raglan Road and Chelmsford Road car parks; and
- 3. REQUESTS that the CEO addresses through the Precinct Parking Management Plan review the negative impact parking has had in residential streets in North Perth, in the vicinity of the View Street and Rosemount Hotel car parks.

#### **PURPOSE OF REPORT:**

To consider the impact of the implementation of \$1 for the first hour in City of Vincent car parks.

#### **BACKGROUND:**

At the Special Council Meeting held on 5 July 2022, as part of adopting the Annual Budget 2022/23, a fee of \$1 for the first hour of parking was approved in the City's car parks where previously the 'first hour free' had been in place.

Council requested Administration to monitor the impact to the number of transactions and revenue following the change to \$1 for the first hour to ascertain any detrimental impact on occupancy or use in the City car parks, and to provide a report back to Council by April 2023 in time for the setting of the fees and charges for the Annual Budget 2023/24.

#### **DETAILS:**

The City introduced the \$1 for the first hour fee in September 2022 in the following car parks:

- The Avenue;
- Frame Court;
- Brisbane Street;
- · Raglan Road;
- · Chelmsford Road:
- View Street;
- Rosemount Hotel; and
- · Wasley Street.

1.

The locations of these car parks within the City, are at Attachments 1 - 3.

The below data shows the comparison to the same time period for the previous year (September to February).

Transactions and revenue for the first hour

The overall data between the two periods show that there was a reduction in transactions by approximately 50,000. The revenue collected from this first hour is approximately \$250,000.

The forecast to the end of this financial year expects the overall revenue to be approximately \$500,000, which is equivalent to a 1.25% rate increase. . This is detailed in Tables 1 and 2 below.

| FY 2021-22 CARPARK DATA: 1 <sup>ST</sup> HR FREE |   |              |           |       |              |         |   |
|--|---|--------------|-----------|-------|--------------|---------|---|
|  |   | SEPTEMBER 21 | - FEBRUAF | RY 22 | Until Ju     | ne 2022 |   |
| Car Park Name                                    | Т | ransactions  | Amount    |       | Transactions | Amount  |   |
| Brisbane St                                      |   | 11,630       | \$        | -     | 21,742       | \$      | - |
| Chelmsford Rd                                    |   | 40,457       | \$        | -     | 79,028       | \$      | - |
| Frame Crt  |   | 32,083       | \$        | -     | 64,595       | \$      | - |
| Raglan Rd  |   | 53,851       | \$        | -     | 103,758      | \$      | - |
| Rosemount Hotel                                  |   | 13,139       | \$        | -     | 24,564       | \$      | - |
| The Avenue                                       |   | 119,922      | \$        |       | 232,173      | \$      | - |
| View St  |   | 22,947       | \$        |       | 44,008       | \$      | - |
| Wasley St  |   | 30,869       | \$        |       | 60,025       | \$      | - |
| Grand Total                                      |   | 324,898      |           |       | 629,893      |         |   |

Table 1: Number of first hour free transactions by car park September 2021 to February 2022

| FY 2022-23 CARPARK DATA: \$1 FOR THE 1 <sup>ST</sup> HR |              |        |              |              |       |          |
|---|--------------|--------|--------------|--------------|-------|----------|
|   | SEPTEMBE     | R 22 - | FEBRUARY 23  | Until Ju     | ıne 2 | 023      |
|   |              | A      | mount \$1/HR | Extrapolated | Extr  | apolated |
| Car Park Name   | Transactions | P      | arking       | Transactions | Am    | ount     |
| Brisbane St   | 10,          | 546    | \$ 10,022    | 17,577       | \$    | 16,703   |
| Chelmsford Rd   | 31,          | 753    | \$ 28,450    | 52,922       | \$    | 47,416   |
| Frame Crt   | 47,          | 397    | \$ 45,031    | 78,995       | \$    | 75,051   |
| Raglan Rd   | 38,          | 540    | \$ 33,603    | 64,233       | \$    | 56,004   |
| Rosemount Hotel   | 9,           | 800 🖔  | \$ 8,813     | 16,333       | \$    | 14,688   |
| The Avenue  | 105,         | 678    | \$ 98,777    | 176,130      | \$    | 164,629  |
| View St   | 13,          | 266    | \$ 11,460    | 22,110       | \$    | 19,101   |
| Wasley St   | 16,          | 387    | \$ 13,276    | 27,312       | \$    | 22,127   |
| Grand Total   | 273,         | 367    | \$ 249,431   | 455,611      | \$    | 415,719  |

Table 2: Number of transactions and revenue for first hour by car park September 2022 to February 2023 (including projections to June 2023).

The information provided in the tables above relates to first hour transactional data only. Transaction data for overall occupancy has been provided in the Briefing notes. This has been categorised by day of the week and also by month. This data has been amended to reflect the overall transactions for each car park, to reflect the overall impact on parking occupancy rather than the just first hour information.

#### Length of stay

Whilst the overall number of transactions in the car parks has decreased, the data shows that the overall average length of stay has increased by approximately 20 minutes.

The data also shows that the overall average length of stay in revenue, has also increased. This is demonstrated in Tables 3 and 4 below.

| FY 202:         | 1-22 CARPARK DATA:     | LEN | GTH OF STAY                   |
|-----------------|------------------------|-----|-------------------------------|
|                 | SEPTEMBER 21 - FEBR    | UAR | Y 22                          |
|                 | Average length of stay |     |                               |
| Car Park Name   | (hrs)                  |     | Average length of stay (\$\$) |
| Brisbane St     | 1:55                   | \$  | 2.37                          |
| Chelmsford Rd   | 1:15                   | \$  | 1.06                          |
| Frame Crt       | 3:12                   | \$  | 5.07                          |
| Raglan Rd       | 1:16                   | \$  | 1.13                          |
| Rosemount Hotel | 1:26                   | \$  | 1.50                          |
| The Avenue      | 2:05                   | \$  | 2.74                          |
| View St         | 1:10                   | \$  | 0.97                          |
| Wasley St       | 1:05                   | \$  | 0.84                          |
| Grand Total     | 1:40                   | \$  | 1.96                          |

Table 3: Average length of stay and revenue earnt per transaction September 2021 to February 2022.

| FY 202          | FY 2022-23 CARPARK DATA: LENGTH OF STAY |     |                               |  |
|-----------------|---|-----|-------------------------------|--|
|                 | SEPTEMBER 22 - FEBR                     | UAR | Y 23                          |  |
|                 | Average length of stay                  |     |                               |  |
| Car Park Name   | (hrs)                                   |     | Average length of stay (\$\$) |  |
| Brisbane St     | 2:10                                    | \$  | 4.06                          |  |
| Chelmsford Rd   | 1:20                                    | \$  | 2.38                          |  |
| Frame Crt       | 3:12                                    | \$  | 6.40                          |  |
| Raglan Rd       | 1:25                                    | \$  | 2.59                          |  |
| Rosemount Hotel | 1:38                                    | \$  | 3.12                          |  |
| The Avenue      | 2:10                                    | \$  | 4.19                          |  |
| View St         | 1:23                                    | \$  | 2.59                          |  |
| Wasley St       | 1:14                                    | \$  | 2.23                          |  |
| Grand Total     | 1:49                                    | \$  | 3.45                          |  |

Table 4: Average length of stay and revenue earnt per transaction September 2022 to February 2023.

The data shows that there has been an increase of an average of 9 minutes per transaction between the two periods, and an increase of approximately 56% in revenue per transaction. The increase in revenue will also be influenced by the incremental increase in the hourly rate after the first hour by 20 cents.

Observational notes from Rangers whilst on regular patrols throughout the car parks, have not identified any apparent reduction in the volume of vehicles in the car parks, other than the View Street, Rosemount Hotel and Wasley Street car parks in North Perth.

Short term parking bays, such as the 1/4P parking bays, have been identified as 'always' in use, posing a shift from vehicles that once may have utilised a regular parking bay with a 1 hour free ticket, to now utilising the short term parking bays. This <u>could</u> be a contributing factor to why the transaction numbers have reduced, with exception to the car parks in North Perth.

A comparison has been undertaken between both parking platforms (ticket machine v EasyPark). The data shows that both methods have seen an overall increase in the average length of stay.

Tables 5 and 6 below show that the total parking time taken by the ticket machines has decreased, whilst the total parking time by patrons using the EasyPark app has increased.

|                 | APARC TM DATA             |                              |  |                 | EASYPARK DATA             |                |
|-----------------|---------------------------|------------------------------|--|-----------------|---------------------------|----------------|
| FY 202          | 1-22 CARPARK DATA:        | LENGTH OF STAY               |  | FY 2021-22 C    | ARPARK DATA: LENG         | TH OF STAY     |
|                 | SEPTEMBI                  | ER 21 - FEBRUARY 22          |  |                 | SEPTEMBER 21 - I          | EBRUARY 22     |
|                 | <b>Total Parking time</b> |                              |  |                 | <b>Total Parking time</b> | Average length |
| Car Park Name   | (hrs)                     | Average length of stay (hrs) |  | Car Park Name   | (hrs)                     | of stay (hrs)  |
| Brisbane St     | 32,811                    | 1:43                         |  | Brisbane St     | 4,232                     | 2:07           |
| Chelmsford Rd   | 57,667                    | 1:18                         |  | Chelmsford Rd   | 15,222                    | 1:12           |
| Frame Crt       | 194,447                   | 3:16                         |  | Frame Crt       | 86,121                    | 3:09           |
| Raglan Rd       | 75,447                    | 1:21                         |  | Raglan Rd       | 21,279                    | 1:12           |
| Rosemount Hotel | 44,015                    | 1:28                         |  | Rosemount Hotel | 13,310                    | 1:25           |
| The Avenue      | 280,678                   | 1:37                         |  | The Avenue      | 104,862                   | 2:33           |
| View St         | 30,338                    | 1:19                         |  | View St         | 6,524                     | 1:02           |
| Wasley St       | 37,682                    | 1:14                         |  | Wasley St       | 6,652                     | 0:57           |
| Grand Total     | 753,085                   | 1:39                         |  | Grand Total     | 258,202                   | 1:42           |

Table 5: Aparc ticket machine data v EasyPark data for total and average length of stay per transaction September 2021 to February 2022.

|   | APARC TM DATA      |                              |   | EASYPARK DATA   |                    |                |
|---|--------------------|------------------------------|---|-----------------|--------------------|----------------|
| FY 2022-23 CARPARK DATA: LENGTH OF STAY |                    |                              | FY 2022-23 CARPARK DATA: LENGTH OF STAY |                 |                    |                |
|   | SEPTEMBI           | ER 22 - FEBRUARY 23          |   |                 | SEPTEMBER 22 - F   | EBRUARY 23     |
|   | Total Parking time |                              |   |                 | Total Parking time | Average length |
| Car Park Name                           | (mins)             | Average length of stay (hrs) |   | Car Park Name   | hrs)               | of stay (hrs)  |
| Brisbane St                             | 31,105             | 2:15                         |   | Brisbane St     | 11,250             | 2:05           |
| Chelmsford Rd                           | 48,811             | 1:36                         |   | Chelmsford Rd   | 18,245             | 1:05           |
| Frame Crt                               | 166,950            | 3:23                         |   | Frame Crt       | 110,319            | 3:02           |
| Raglan Rd                               | 58,877             | 1:38                         |   | Raglan Rd       | 24,117             | 1:12           |
| Rosemount Hotel                         | 3,701              | 1:52                         |   | Rosemount Hotel | 15,374             | 1:24           |
| The Avenue                              | 232,977            | 1:51                         |   | The Avenue      | 115,125            | 2:29           |
| View St                                 | 21,240             | 1:40                         |   | View St         | 7,224              | 1:06           |
| Wasley St                               | 22,119             | 1:34                         |   | Wasley St       | 7,750              | 0:55           |
| Grand Total                             | 585,780            | 1:58                         |   | Grand Total     | 309,404            | 1:39           |

Table 6: Aparc ticket machine data v EasyPark data for total and average length of stay per transaction September 2022 to February 2023.

Overall the data shows a shift in transactions from the ticket machines to EasyPark, however the number of transactions reflect a slight reduction in numbers. It should be noted that EasyPark users only pay for the parking time used (not for the full \$1 for the first hour). For example, if a patron parked for 30 minutes and used EasyPark, they would incur a 50 cent parking fee).

#### Town Centre Economic Spend Data

Economic spend data is derived from Spendmapp, which uses real, continuous and comprehensive bank transaction data to create a moving picture of the economy. Spendmapp shows how long-term trends are reshaping activity and how short-term shocks, events and economic-development initiatives impact spending in different sectors.

The economic spend data is categorised in four sectors:

- 1. Hospitality includes cafes, restaurants, cinemas, bars, pubs, bowling alleys and billiard/pool establishments;
- 2. Food Retail includes all large and small grocery stores and supermarkets, confectioners, bakeries, fromageries, convenience stores, butchers and liquor outlets;
- 3. Non-Food Retail Includes department stores, clothing and footwear stores, uniform suppliers, variety stores, hobby stores, pet stores, antique stores, bike stores, florists and stores selling books, stationary, cosmetics, art and jewellery; and
- 4. Services includes medical and allied health services, accounting and legal services, educational services, computer repair, dance schools, cleaning services, dry cleaners, health and beauty spas, massage parlours, hair dressers and barbers.

Approximately \$9 of every \$10 is spent in one of the above four sectors and businesses in these sectors are mainly based in the City's town centres.



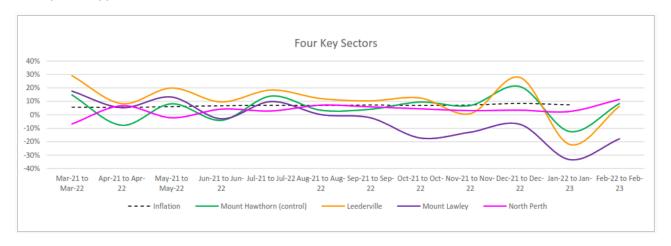


Table 7: Month to month Spendmapp data on all four key sectors from March 2021 to February 2023.

All four key sectors is showing growth relatively consistent with inflation in Mount Hawthorn, Leederville and North Perth, while Mount Lawley is showing negative growth against inflation.



Table 8: Month to month Spendmapp data on the Hospitality sector from March 2021 to February 2023.

The Hospitality sector is showing growth stronger than inflation in all of the town centres, with the exception of Mount Lawley.



Table 9: Month to month Spendmapp data on the Food Retail sector from March 2021 to February 2023.

The Food retail sector is showing that all town centres are generally underperforming when compared against inflation.

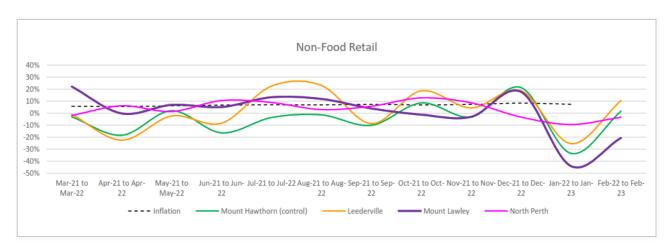


Table 10: Month to month Spendmapp data on the Non-Food Retail sector from March 2021 to February 2023.

The Non-food retail sector is showing that all town centres are generally underperforming when compared against inflation.

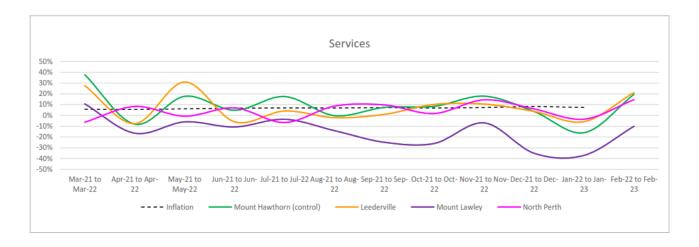


Table 11: Month to month Spendmapp data on the Services sector from March 2021 to February 2023.

The Services sector is showing that all town centres are generally underperforming when compared against inflation.

The slight reduction in parking transactions cannot be linked to a reciprocal reduction in spend across the town centres, which is also identified in the average length of stay increases, with the exception being the Mount Lawley town centre.

#### On-street Parking

The impact of the implementation of \$1 for the first hour in the car parks has had a minimal impact to on-street paid parking bays in the vicinity of the car parks.

Tables 12 and 13 below show that for both periods there is no significant difference to indicate that parking behaviour has moved from the car parks into on-street paid parking bays.

This data reflects the parking behaviour on:

- Oxford Street, Leederville;
- Frame Court, Leederville;
- Newcastle Street, Leederville;
- Beaufort Street, Mount Lawley; and
- Chelmsford Road, Mount Lawley

| FY            | FY 2021-22 KERBSIDE DATA: LENGTH OF STAY / TRANSACTIONS |                   |                   |                           |  |  |
|---------------|---|-------------------|-------------------|---------------------------|--|--|
|               |   | SEPTEMBER 21 -    | FEBRUARY 22       |                           |  |  |
|               | <b>Total Parking time</b>                               | Average length of | Average length of |                           |  |  |
| Car Park Name | (hrs)   | stay (hrs)        | stay (\$\$)       | <b>Total Transactions</b> |  |  |
| Oxford St     | 46,320  | 0:50              | \$ 2.77           | 52378                     |  |  |
| Frame Crt     | 10,106  | 1:58              | \$ 6.14           | 5133                      |  |  |
| Newcastle St  | 23,236  | 1:01              | \$ 3.38           | 18610                     |  |  |
| Beaufort St   | 10,831  | 1:01              | \$ 2.75           | 10712                     |  |  |
| Chelmsford Rd | 3,620   | 0:54              | \$ 2.92           | 3922                      |  |  |
|               |   |                   |                   |                           |  |  |
| Grand Total   | 94,113  | 1:09              | \$ 3.59           | 90755                     |  |  |

Table 12: On-street paid parking data for total and average length of stay per transaction September 2021 to February 2022.

| FY 2               | FY 2022-23 KERBSIDE DATA: LENGTH OF STAY / TRANSACTIONS |                |                |              |  |
|--------------------|---|----------------|----------------|--------------|--|
|                    |   | SEPTEMBER 21 - | FEBRUARY 22    |              |  |
|                    | <b>Total Parking time</b>                               | Average length | Average length | Total        |  |
| Car Park Name      | (hrs)   | of stay (hrs)  | of stay (\$\$) | Transactions |  |
| Oxford St          | 46,906  | 0:51           | \$ 2.97        | 53330        |  |
| Frame Crt          | 10,952  | 1:54           | \$ 6.49        | 5730         |  |
| Newcastle St       | 24,317  | 1:05           | \$ 3.76        | 18298        |  |
| Beaufort St        | 13,393  | 1:02           | \$ 3.64        | 13150        |  |
| Chelmsford Rd      | 4,534   | 0:51           | \$ 2.96        | 5143         |  |
|                    |   |                |                |              |  |
| <b>Grand Total</b> | 100,102   | 1:08           | \$ 3.96        | 95651        |  |

Table 13: On-street paid parking data for total and average length of stay per transaction September 2022 to February 2023.

The data for both time periods shows a marginal increase in total parking time, average length of stay in revenue and total transactions, while the average length of stay has remained constant.

This trend appears to be different to North Perth, where there has seen a change in parking behaviour with some vehicles moving to on-street time restricted parking bays where it is free. Rangers have increased their patrols in these streets to ensure that the time restrictions are being adhered to, and as a result of the increase in Rangers presence, minimal abuse of these parking bays has been identified.

#### Precinct Parking Management Review

The Precinct Parking Management Review is currently underway with work being done by the commissioned consultant. This review is one of the actions derived from the *Accessible City Strategy (ACS)* which was adopted by Council at its 18 May 2021 meeting.

Action item 3.3.1: Establish a business plan for the management of parking within Vincent with a view to the following:

- Prepare precinct specific parking management plans with priority given to precincts already at capacity; and
- Expand paid parking using the 'demand responsive pricing' methodology.

The report that will be presented to Council in the 2023/24 financial year, will consider all parking on-street including North Perth and provide appropriate methods to address the parking behaviour.

#### Complaints

### The implementation of the \$1 for first hour has not reflected an increase in complaints regarding parking behaviour.

For the period September 2021 to February 2022, a large number of complaints were received specifically related to the Raglan Road car park in Mount Lawley, with the basis of the complaints around the request for Rangers to check for vehicles without parking tickets displayed and to monitor the 1/4P parking bays, for vehicles parking over the time.

The basis on all complaints received over this period and also September 2022 to February 2023, were for Rangers to check the short term parking bays which included the 1/4P bays both in the car parks and onstreet within the vicinity of these car parks. The low number of complaints received, could be attributed to the regular presence of Rangers patrolling these locations.

#### **CONSULTATION/ADVERTISING:**

The City informed the community of the change to \$1 for the first hour initiative, with some negative feedback generated. Two motions were passed at the Annual General Meeting of Electors held 20 February 2023

seeking pay return to first hour free with the City's response being that these would be addressed during this analysis.

#### LEGAL/POLICY:

The Local Government Act 1995 section, 6.16(1) which provide a local government may impose and recover a fee or charge for any goods or service it provides or proposes to provide, other than a service for which a service charge is imposed.

Section 6.16(2)(a) provides a fee or charge may be imposed providing the use of, or allowing admission to, any property or facility wholly or partly owned, controlled, managed or maintained by the local government.

#### **RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council to consider the impacts of the \$1 for the first hour car parking initiative.

#### STRATEGIC IMPLICATIONS:

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

#### Accessible City

We have better integrated all modes of transport and increased services through the City. We have embraced emerging transport technologies.

#### **Thriving Places**

Our town centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority.

#### Innovative and Accountable

We are open and accountable to an engaged community.

#### SUSTAINABILITY IMPLICATIONS:

This does not contribute to any environmental sustainability outcomes. This action/activity is environmentally neutral.

#### **PUBLIC HEALTH IMPLICATIONS:**

This does not contribute to any public health outcomes in the City's Public Health Plan 2020-2025.

#### FINANCIAL/BUDGET IMPLICATIONS:

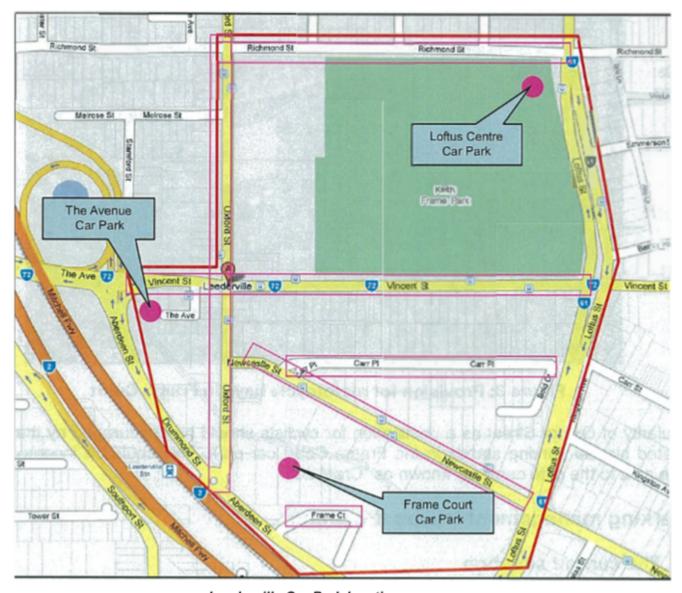
The implementation of the \$1 first hour in car parks has generated \$250,000 to date and is anticipated to generate \$500,000 per annum (based on current fee structure). A return to the first hour free model (or version of this) will require the Council to address the short fall in revenue.

#### **COMMENTS:**

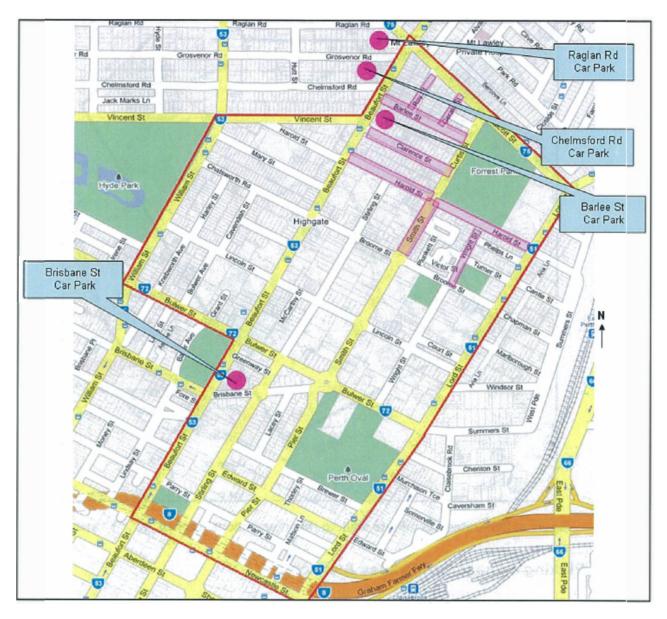
In summary the implementation of the \$1 first hour car park fee has generated additional revenue for the City with a slight reduction in transaction numbers, however offset by an increase in the average length of stay. The economic data suggest that consumer spending in Town Centres has not been negatively influenced by this change.

Some negative impacts of parking behaviour has occurred in North Perth with some parking moved from car parks to on-street parking. This issue will be addressed in the Precinct Parking Management Review.

Administration recommends that the \$1 for first hour continue in the City's car parks.

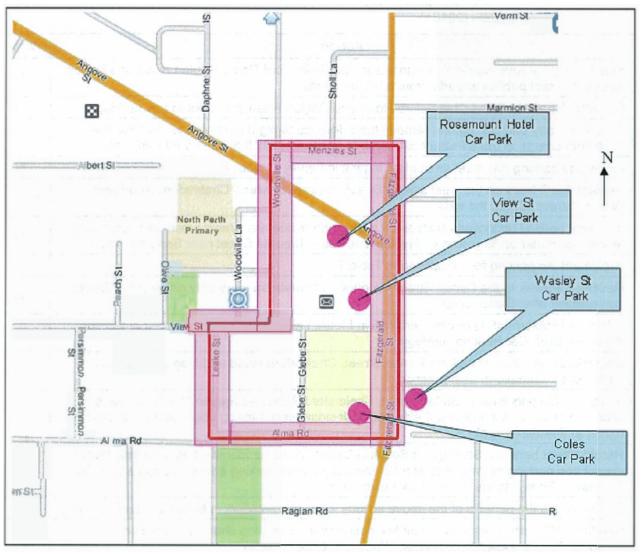


Leederville Car Park locations
- The Avenue car park and Frame Court car park



Mount Lawley and Perth car park locations

- Raglan Road car park, Chelmsford Road car park and Brisbane Street car park



North Perth car park locations

- Rosemount Hotel car park, View Street car park and Wasley Street car park

#### 10.3 UNDERTAKINGS RELATING TO THE ANIMAL LOCAL LAW 2022

**Attachments:** 

 Letter from JSCDL on undertakings of Animal Local Law 2022 -Confidential

#### **RECOMMENDATION:**

#### That Council:

- 1. RESPONDS to the Joint Standing Committee on Delegated Legislation indicating its agreement to the following undertakings in respect to the City of Vincent Animal Local Law 2022:
  - 1.1 Provide feedback to the Committee by 14 April 2023, about how clause 3.2(2)(a) would operate in practice, including consideration of the *Animal Welfare Act 2002*;
  - 1.2 Within 6 months, repeal the local law and make a new local law complying with all requirements in section 3.12 of the *Local Government Act 1995* which does not contain a provision equivalent to clause 3.7(1)(b);
  - 1.3 Ensure the local law will not be enforced in a manner contrary to Recommendation 1.2;
  - 1.4 Ensure all consequential amendments arising from Recommendation 1.2 will be made; and
  - 1.5 Where the local law is made publicly available by the City, whether in hard copy or electronic form, ensure that it is accompanied by a copy of the undertakings.
- 2. NOTES that Administration will provide a further report to Council to approve the commencement of advertising the Animal Local Law 2023 (including repeal of the 2022 Local Law), once drafted.

#### **PURPOSE OF REPORT:**

For Council to consider its response to State Parliament's Joint Standing Committee on Delegated Legislation regarding requested undertakings in relation to the Animal Local Law 2022.

#### **BACKGROUND:**

At its 13 December 2022 Meeting (item 10.3), Council approved the making of the Animal Local Law 2022.

At the same Meeting, Council was informed that the Western Australian Parliamentary Joint Standing Committee on Delegated Legislation (JSCDL) may exercise its discretion to disallow part or all of the Animal Local Law 2022.

The Animal Local Law 2022 was published in the Government Gazette on 3 February 2023, edition No. 12.

Local public notice of adoption of the Animal Local Law 2022 was published on 16 February 2023, noting that the local law will becoming operational on 17 February 2023.

The Animal Local Law 2022, relevant documents and advice from Department of Local Government, Sport and Cultural Industries (DLGSC) were provided to the JSCDL on 17 February 2023 for their review of the local law.

On 23 March 2023, the JSCDL considered the local law and advised Mayor Emma Cole of its findings and seeking a commitment to several undertakings. The JSCDL requires a letter from the Mayor by 14 April 2023 agreeing to the undertakings.

The Animal Local Law 2022, as Gazetted, can be viewed here.

#### **DETAILS:**

The Joint Standing Committee on Delegated Legislation is a joint committee of the Parliament of Western Australia. The committee has been delegated, by Parliament, the task of scrutinising subsidiary legislation. Local laws are subsidiary legislation that are capable of disallowance by either House of Parliament under section 42 of the *Interpretation Act 1984*.

The JSCDL has resolved to give a Notice of Motion in the Legislative Council to disallow the Animal Local Law 2022, for the following reasons –

- To protect the Parliament's right to disallow the local law should the Committee recommend Disallowance.
- To provide the Committee with additional time to scrutinise the local law and, if necessary, obtain further information.

The giving of the notice should not be taken as indicating that the Committee has resolved to recommend disallowance at this stage.

Where the committee has expressed concerns about a local law the relevant local government is requested to provide the committee with a satisfactory written undertaking to address the concerns. This could be by clarifying the intent / implementation of clauses, amending the local law or by repealing the local law and adopting a replacement.

In fulfilling the requested undertakings, the City is required to repeal the Animal Local Law 2022 within six months. This would be made in accordance with all mandatory procedural steps contained in section 3.12 of the *Local Government Act 1995.* 

#### The clauses questioned by JSCDL

| Clause           | Current   | Reason  |
|------------------|---|---|
| Clause 3.7(1)(b) | Current  (1) Every licence is issued subject to the following conditions – (b) each cat must be contained on the premises unless under the effective control of a person. | Inconsistent with Cat Act 2011 – Committee term of reference 10.6(a).  Clause 3.2 states:  3.2 Keeping of Cats for which a licence is required  (1) Subject to subclause (3), a person is required to have a licence to—  (a) keep more than 3 cats at a premises; or  (b) use any premises as a cattery or cat management facility.  (2) A person who breeds cats may, with the written approval of the City, keep up to 6 adult breeding cats on any premises in the district, subject to—  (a) each cat being permanently confined in an effective cage system on the premises; and                  |
|                  |   | (b) the terms and conditions in Schedule 3 or any conditions the City considers appropriate.  (3) A licence is not required under subclause (1) if the premises concerned are—  (a) a refuge of the Royal Society for the Prevention of Cruelty to Animals (Inc) of Western Australia or any other incorporated animal welfare organisation;  (b) a veterinary surgery; or  (c) a pet shop.  Clause 3.7(1)(b) states:  3.7 Conditions  (1) Every licence is issued subject to the following conditions—  (b) each cat must be contained on the premises unless under the effective control of a person; |

Effective contro is defined in clause 1.4 as:

Effective control in relation to a cat means any of the following methods-

- (a) held be a person who is capable of controlling the cat;
- (b) securely tethered;
- (c) secured in a cage; or
- (d) any other means of preventing escape.

Section 79 of the *Cat Act 2011 (Act)* empowers local governments to make local laws for the management of cats. Section 79(1) states:

(1) A local government may make local laws prescribing all matters that are required or permitted to be prescribed for it to perform any of its functions under this Act.

Section 79(3) contains a number of specified local law making powers, including:

- Section 79(3)(f), which provides that a local law may be made:
   (f) specifying places where cats are prohibited absolutely
- Section 79(3)(g), which provides that a local law may be made:
- 1. requiring that in specified areas a portion of the premises on which a cat is kept must be enclosed in a manner capable of confining cats.

By sections 79(3)(f) and 79(3)(g), the Parliament has delineated the scope of valid local laws concerning the prohibition of cats on public land and the confinement of cats. Any local laws which place conditions on cats being on public land beyond those provided for in the Act are inconsistent with the Act and not authorised.

Clause 3.7(1)(b), in requiring cats to be 'under effective control' in public represents a further step in policy beyond that authorised by the Act and infringes Committee term of reference 10.6(a).

#### **Administration Comment**

The City has sought legal advice which concurs with the JSCDL view and agrees an amendment is required.

3.2(2)(a)

(2) A person who breeds cats may, with the written approval of the City, keep up to 6 adult breeding cats on any premises in the district, subject to – (a) each cat being permanently confined in an effective cage system on the premises

The Committee has concerns about cats suffering distress by being permanently confined in a cage and unable to move and exercise freely.

The Committee notes sections 19(1) and 19(3)(b)(ii) of the *Animal Welfare Act 2002* state:

#### 19. Cruelty to animals

(1) A person must not be cruel to an animal.

Penalty: Minimum - \$2,000.

Maximum - \$50,000 and imprisonment for 5 years.

- (3) Without limiting subsection (1) a person in charge of an animal is cruel to an animal if the animal
  - (b) is confined, restrained or caught in a manner that -
  - (ii) causes, or is likely to cause, it unnecessary harm;

The permanent confinement of a cat may cause, or is likely to cause, unnecessary harm to an animal.

The Committee is also of the view section 79(3)(g) of the *Cat Act 2011* authorises the temporary confinement of seized cats impounded in a cat management facility or an isolation cage in a cattery. Section 79(3)(g), or the *Cat Act 2011* in general, may not, however, authorise permanently confining cats in a cage on a premises.

An *effective cage system* is not defined in the local law. The Committee requests further information about how cats subject to section 3.2(2)(a) would be confined. For instance:

- What are the type and dimensions of cages that can be used to permanently confine cats?
- Would all cats be in the same cage or confined in separate cages?
- Will cats be able to move and exercise freely?

#### Administration Comment

The City has sought legal advice which concurs with the JSCDL view that clarification (potentially by amendment) is required.

3.12(4) and 3.13 of the Local Government Act 1995 Section 3.12(4) provides: (4) After the last day for submissions, the local government is to consider any submissions made and may make the local law, (absolute majority required), as proposed or make a local law, (absolute majority required), that is not significantly different from what was proposed.

Section 3.13 of the Local Government Act 1995 states:

### Procedure where significant change in proposal

If during the procedure for making a proposed local law the local government decides to make a local law that would be significantly different from what it first proposed, the local government is to recommence the procedure.

A comparison of the proposed and adopted local laws reveals the following changes before the local law was adopted:

The following definition was deleted.

#### 3.1 Interpretation

cat prohibited area means a public place or class of public place that is under the care, control or management of the City as determined under section 1.9 of the Act.

Clause 3.13 was amended from:

#### 3.13 Cat prohibited areas

- (1) unless in accordance with written authorisation from the City, a cat must not be in a cat prohibited area at any time.
- (2) if a cat is in a cat prohibited area contrary to subclause (1), the owner of the cat commits an offence.
- (3) an authorised person may seize and remove or direct the seizure and removal of a cat from a cat prohibited area, pursuant to the Cat Act.

to:

#### 3.13 Cat prohibited areas

- (1) a cat prohibited area is an area listed in Schedule 4 to this local law.
- (2) A cat must not be in a cat prohibited area at any time.
- (3) if a cat is in a cat prohibited area contrary to subclause (1), the owner of the cat commits an offence.

#### Schedule 4 was also added:

#### SCHEDULE 4

| Common Name            | Physical Lot Boundaries  | Description   |
|------------------------|--|---|
| Britannia Road Reserve | Britannia Road, Mitchell<br>Freeway, Brentham Street and<br>Bourke Street                      | All bushland and parkland along<br>physical boundaries and rear of<br>residential properties of these<br>roads.   |
| Smiths Lake Reserve    | Bourke Street, Kayle Street,<br>Emmerson Street, Elven Street,<br>Toorak Rise and Laroche Lane | All bushland, parkland,<br>wetlands and vegetation along<br>physical boundaries and rear of<br>residential and industrial<br>properties of these roads. |
| Robertson Park         | Fitzgerald Street, Stuart Street,<br>Palmerston Street and Randell<br>Street                   | All bushland and parkland along<br>the physical boundaries and rear<br>of residential and industrial<br>properties of these roads.                      |
| Banks Reserve          | Joel Terrace and The Swan<br>River   | All bushland, parkland,<br>wetlands and vegetation along<br>physical boundaries and rear of<br>residential properties of this<br>road and estuary.      |
| Hyde Park              | Vincent Street, William Street,<br>Glendower Street and Throssell<br>Street                    | All bushland, parkland,<br>wetlands and vegetation along<br>physical boundaries and rear of<br>residential properties of these<br>roads.                |

The Committee is of the view these changes made the adopted local law significantly different from the proposed local law that was publically advertised, in breach of section 3.12(4). This is because the prohibition of cats from public and other places is a material aspect of the local law and has received significant media and other public commentary. City residents were not consulted on the removal amendment and addition of these clauses prior to the adoption of the local law, which should have been re-advertised.

Accordingly, the local law infringes Committee term of reference 10.6(a).

#### **Administration Comment**

Administration has sought legal advice. It is noted that in advertising the Animal Local Law 2022 the City consulted on potential 'Cat Prohibited Areas' which included those specified in Schedule 4. Administration will query with the JSCDL if this is sufficient to mitigate the need to repeal the entire local law, thereby requiring only amendments to address the other two matters.

Administration will clarify the matters raised by JSCDL in relation to how clause 3.2(2)(a) would operate in practice, including consideration of the *Animal Welfare Act 2022* and notes that consultation of the proposed cat prohibited areas was part of the consultation process during the advertisement of the proposed local law.

The process for repealing the Animal Local Law 2022 is as follows:

- 1. Council would be presented with a draft Animal Local Law 2023 (including the repeal of the 2022 local law) to approve the commencement of advertising;
- 2. Local public notice will be provided and submission on the proposed 'repeal and replacement' local law will be open for a minimum six-week period;
- 3. Council would then be presented with all submissions and would be requested to approve by absolute majority the making of the 'repeal and replacement' local law;
- 4. The adopted 'repeal and replacement' local law would then be published in the Government Gazette and copies provided to DLGSC and JSCDL;
- 5. Local public notice would be provided to specify the date the 'repeal and replacement' Animal Local Law would come into operation; and
- 6. The JSCDL would respond to the Mayor with approval or any concernns they may have regarding the replacement local law.

For the purpose of this Item, Council's agreement is sought to the JSCDL required undertakings. A further report will be presented to Council for commencing adoption of the 'repeal and replacement' Animal Local Law 2023 seeking approval to advertise.

#### **CONSULTATION/ADVERTISING:**

Following later Council approval of commencement of the Animal Local Law 2023, the City will be required to provide local public notice of the local law in accordance with section 3.12(3) of the *Local Government Act* 1995 for a period of at least six weeks.

#### LEGAL/POLICY:

Section 3.12 of the *Local Government Act 1995* sets out the procedural requirements for the making of a local law:

- (1) In making a local law a local government is to follow the procedure described in this section, in the sequence in which it is described.
- (2a) Despite subsection (1), a failure to follow the procedure described in this section does not invalidate a local law if there has been substantial compliance with the procedure.
- (2) At a council meeting the person presiding is to give notice to the meeting of the purpose and effect of the proposed local law in the prescribed manner.
- (3) The local government is to
  - (a) give local public notice stating that
    - (i) the local government proposes to make a local law the purpose and effect of which is summarized in the notice; and
    - (ii) a copy of the proposed local law may be inspected or obtained at any place specified in the notice; and
    - (iii) submissions about the proposed local law may be made to the local government before a day to be specified in the notice, being a day that is not less than 6 weeks after the notice is given;

And

- (b) as soon as the notice is given, give a copy of the proposed local law and a copy of the notice to the minister and, if another minister administers the act under which the local law is proposed to be made, to that other minister; and
- (c) provide a copy of the proposed local law, in accordance with the notice, to any person requesting it.
- (4) After the last day for submissions, the local government is to consider any submissions made and may make the local law\* as proposed or make a local law\* that is not significantly different from what was proposed.
  - \* absolute majority required.
- (5) After making the local law, the local government is to publish it in the gazette and give a copy of it to the minister and, if another minister administers the act under which the local law is proposed to be made, to that other minister.
- (6) After the local law has been published in the gazette the local government is to give local public notice —
  - (a) stating the title of the local law; and
  - (b) summarizing the purpose and effect of the local law (specifying the day on which it comes into operation); and
  - (c) advising that the local law is published on the local government's official website and that copies of the local law may be inspected at or obtained from the local government's office.
- (7) The minister may give directions to local governments requiring them to provide to the parliament copies of local laws they have made and any explanatory or other material relating to them.
- (8) In this section making in relation to a local law, includes making a local law to amend the text of, or repeal, a local law.

#### **RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council to respond to the Joint Standing Committee on Delegated Legislation regarding requested undertakings in relation to the Animal Local Law 2022.

#### 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.

Our community is aware of what we are doing and how we are meeting our goals.

#### **SUSTAINABILITY IMPLICATIONS:**

This does not contribute to any environmental sustainability outcomes. This action/activity is environmentally neutral.

#### **PUBLIC HEALTH IMPLICATIONS:**

This is in keeping with the following priority health outcomes of the City's Public Health Plan 2020-2025:

Reduced exposure to environmental health risks

#### FINANCIAL/BUDGET IMPLICATIONS:

There are nominal costs associated with making the local law, including advertising and Gazettal which can be expended from the City's operating budget.

#### 11 COMMUNITY & BUSINESS SERVICES

#### 11.1 FINANCIAL STATEMENTS AS AT 28 FEBRUARY 2023

#### Attachments:

1. Financial Statements as at 28 February 2023 🗓 🖼

#### **RECOMMENDATION:**

That Council RECEIVES the Financial Statements for the month ended 28 February 2023 as shown in Attachment 1.

#### PURPOSE OF REPORT:

To present the statement of financial activity for the period ended 28 February 2023.

#### **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 January 2023**:

| Note | Description  | Page  |
|------|--|-------|
| 1.   | Statement of Financial Activity by Nature or Type Report               | 1     |
| 2.   | Net Current Funding Position   | 2     |
| 3.   | Summary of Income and Expenditure by Service Areas                     | 3-6   |
| 4.   | Capital Expenditure including Funding graph and Capital Works Schedule | 7-16  |
| 5.   | Cash Backed Reserves   | 17    |
| 6.   | Rating Information and Graph   | 18-19 |
| 7.   | Debtors Report   | 20    |
| 8.   | Beatty Park Leisure Centre Financial Position                          | 21-22 |

#### **Explanation of Material Variances**

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 2022/2023 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 with the above, all material variances as of 28 February 2023 have been detailed in the variance comments report in **Attachment 1**.

#### Comments on the Statement of Financial Activity by Nature or Type (as at Attachment 1).

**Revenue by Nature or Type** (on page 1) is tracking slightly higher than the YTD budgeted revenue by \$1,449,109 (2.5%). The following items materially contributed to this position:

- A favourable variance of \$928,454 in Fees and Charges mostly due to:
  - o \$564,607 favourable car parking revenue
  - \$175,152 favourable Development and Design application fees due to an increase in applications received
  - o \$114,658 favourable Beatty Park enrolment, membership and admission fee income, and
  - \$83,139 favourable income for local law infringements and work zone licenses and permits due to a timing variance.
- A favourable variance in Interest earnings of \$698,825 mostly due to higher than expected interest received on investments (~\$654k) and rates instalment interest (~\$44k).

- A favourable variance in Rates revenue of \$287,112 mostly due to a timing variance.
- An unfavourable variance for Profit on Disposal of Assets of \$575,036 due to a timing variance of heavy and light fleet disposals.
- An unfavourable variance of Operating Grants and subsidies of \$83,676 mostly due to timing variances.

**Expenditure by Nature or Type** (on page 1) is favourable, attributed by an under-spend of \$809,807 (1.9%). The following items materially contributed to this position:

- \$757,386 favourable Depreciation expense due to a timing variance.
- \$513,808 favourable Employee related costs mostly due to timing variances.
- \$100,550 favourable Utility charges due to timing variances for electricity costs.
- \$545,336 unfavourable Materials and Contracts mainly due to timing variances.

#### Surplus Position - Year End 2022/23

The surplus position brought forward to 2022/23 is \$6,676,946 compared to the adopted budget amount of \$5,657,084. The closing surplus is \$4,389,294 favourable at 28 February 2023.

#### **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:

- Statement of Financial Activity by Nature or Type Report (Note 1 Page 1)
   This statement of financial activity shows revenue and expenditure classified by Nature or Type.
- 2. Net Current Funding Position (Note 2 Page 2)

  'Net current assets' is the difference between the current assets and current liabilities, less committed assets and restricted assets.
- 3. <u>Summary of Income and Expenditure by Service Areas (Note 3 Page 3-6)</u>
  This statement shows a summary of operating revenue and expenditure by service unit including variance commentary.
- 4. Capital Expenditure and Funding Summary (Note 4 Page 7-16)

The full capital works program is listed in detail in Note 4 in **Attachment 1**. The attachment includes a summary of the year-to-date expenditure of each asset category and the funding source associated to the delivery of capital works.

5. Cash Backed Reserves (Note 5 Page 17)

The cash backed reserves schedule provides a detailed summary of the movements in the reserve portfolio, including transfers to and from the reserve. The balance as at 28 February 2023 is \$14,895,298.

6. Rating Information (Note 6 Page 18-19)

The notices for rates and charges levied for 2022/23 were issued on 21 July 2022. *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  | 28 August 2022  |
| Second Instalment | 28 October 2022 |
| Third Instalment  | 6 January 2023  |
| Fourth Instalment | 10 March 2023   |

The outstanding rates debtors balance at 28 February 2023 was \$5,221,083, excluding deferred rates of \$119,343. The outstanding rates percentage at 28 February 2023 was 11.72% compared to 12.04% for the same period last year.

#### 7. Receivables (Note 7 Page 20)

Total trade and other receivables at 28 February 2023 were \$3,294,820.

Below is a summary of the significant items with an outstanding balance over 90 days:

- \$930,358 (81%) relates to unpaid infringements (plus costs) over 90 days. Infringements that remain unpaid for more than two months are referred to the Fines Enforcement Registry (FER), which then collects the outstanding balance on behalf of the City for a fee.
- \$200,065 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 their debt over a fixed term of five years.
- 8. <u>Beatty Park Leisure Centre Financial Position report (Note 8 Page 21-22)</u>

As of 28 February 2023, the Centre's operating surplus position was \$712,066 (excluding depreciation) compared to the prior YTD surplus amount of \$669,933. The surplus is predominantly driven by Swim School and Health and Fitness memberships.

#### **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:

Expenditure within this report facilitates various projects, programs, services and initiatives that contribute to protecting/enhancing the City's built and natural environment and to improving resource efficiency.

#### **PUBLIC HEALTH IMPLICATIONS:**

Expenditure within this report facilitates various projects, programs and services that contribute to the priority health outcomes within the City's *Public Health Plan 2020-2025*.

#### FINANCIAL/BUDGET IMPLICATIONS:

As contained in this report.



CITY OF VINCENT NOTE 1 - STATEMENT OF FINANCIAL ACTIVITY BY NATURE OR TYPE FOR THE PERIOD ENDED 28 FEBRUARY 2023

|   | Note | Revised Budget | YTD<br>Budget | YTD<br>Actual    | YTD<br>Variance | YTD<br>Variance |
|---|------|----------------|---------------|------------------|-----------------|-----------------|
|   |      | 2022/23<br>\$  | 28/02/2023    | 28/02/2023<br>\$ | •               | 0/              |
| Onesian Funding Complex (Pofficial)               |      |                | \$            | •                | \$              | %               |
| Opening Funding Surplus(Deficit)                  | 1    | 5,657,084      | 5,657,084     | 6,676,946        | 1,019,862       | 18.0%           |
| Revenue from operating activities                 |      |                |               |                  |                 |                 |
| Rates   |      | 39,910,329     | 39,938,826    | 40,225,938       | 287,112         | 0.7%            |
| Operating Grants, Subsidies and Contributions     |      | 1,247,567      | 567,645       | 483,969          | (83,676)        | -14.7%          |
| Fees and Charges                                  |      | 20,921,584     | 14,334,368    | 15,262,822       | 928,454         | 6.5%            |
| Interest Earnings                                 |      | 533,000        | 424,587       | 1,123,412        | 698,825         | 164.6%          |
| Other Revenue                                     |      | 1,151,629      | 773,946       | 967,376          | 193,430         | 25.0%           |
| Profit on Disposal of Assets                      |      | 2,562,601      | 1,547,646     | 972,610          | (575,036)       | -37.2%          |
|   |      | 66,326,710     | 57,587,018    | 59,036,127       | 1,449,109       | 2.5%            |
| Expenditure from operating activities             |      |                |               |                  |                 |                 |
| Employee Costs                                    |      | (28,805,030)   | (18,809,218)  | (18,295,410)     | 513,808         | -2.7%           |
| Materials and Contracts                           |      | (21,822,785)   | (12,299,100)  | (12,844,436)     | (545,336)       | 4.4%            |
| Utility Charges                                   |      | (1,860,245)    | (1,232,594)   | (1,132,044)      | 100,550         | -8.2%           |
| Depreciation on Non-Current Assets                |      | (12,865,818)   | (8,577,256)   | (7,819,870)      | 757,386         | -8.8%           |
| Interest Expenses                                 |      | (540,835)      | (348,934)     | (380,617)        | (31,683)        | 9.1%            |
| Insurance Expenses                                |      | (647,958)      | (431,984)     | (431,984)        | 0               | 0.0%            |
| Other Expenditure                                 |      | (939,482)      | (585,757)     | (550,429)        | 35,328          | -6.0%           |
| Loss on Disposal of Assets                        |      | (516,540)      | (516,540)     | (536,786)        | (20,246)        | 3.9%            |
|   |      | (67,998,693)   | (42,801,383)  | (41,991,576)     | 809,807         | -1.9%           |
| Operating activities excluded from budget         |      |                |               |                  |                 |                 |
| Add Deferred Rates Adjustment                     |      | 0              | 0             | (132,314)        | (132,314)       | 0.0%            |
| Add Back Depreciation                             |      | 12,865,818     | 8,577,256     | 7,819,870        | (757,386)       | -8.8%           |
| Adjust (Profit)Loss on Asset Disposal             |      | (2,046,061)    | (1,031,106)   | (435,824)        | 595,282         | -57.7%          |
|   |      | 10,819,757     | 7,546,150     | 7,251,732        | (294,418)       | -3.9%           |
| Amount attributable to operating activities       |      | 9,147,774      | 22,331,785    | 24,296,283       | 1,964,498       | 8.8%            |
| Investing Activities                              |      |                |               |                  |                 |                 |
| Non-operating Grants, Subsidies and Contributions |      | 3,672,590      | 3,185,930     | 719,167          | (2,466,763)     | -77.4%          |
| Purchase Property, Plant and Equipment            | 4    | (11,545,166)   | (9,178,121)   | (3,347,989)      | 5,830,133       | -63.5%          |
| Purchase Infrastructure Assets                    | 4    | (8,543,447)    | (6,526,923)   | (2,156,139)      | 4,370,785       | -67.0%          |
| Proceeds from Joint Venture Operations            |      | 1,666,666      | 833,333       | 833,334          | 1               | 0.0%            |
| Proceeds from Disposal of Assets                  |      | 1,926,000      | 1,926,000     | 230,650          | (1,695,350)     | -88.0%          |
| Amount attributable to investing activities       |      | (12,823,357)   | (9,759,781)   | (3,720,976)      | 6,038,805       | -61.9%          |
| Financing Activities                              |      |                |               |                  |                 |                 |
| Principal elements of finance lease payments      |      | (70,602)       | (70,602)      | (70,602)         | 0               | 0.0%            |
| Repayment of Loans                                |      | (1,501,877)    | (1,246,575)   | (1,246,577)      | (2)             | 0.0%            |
| Proceeds from New Loans                           |      | 827,879        | 827,879       | 827,879          | 0               | 0.0%            |
| Transfer to Reserves                              | 5    | (4,468,083)    | (3,360,723)   | (4,469,856)      | (1,109,133)     | 33.0%           |
| Transfer from Reserves                            | 5    | 4,912,256      | 4,800,754     | 1,276,018        | (3,524,736)     | -73.4%          |
| Amount attributable to financing activities       |      | (300,427)      | 950,733       | (3,683,138)      | (4,633,871)     | -487.4%         |
| Closing Funding Surplus(Deficit)                  |      | 1,681,074      | 19,179,821    | 23,569,115       | 4,389,294       | 22.9%           |

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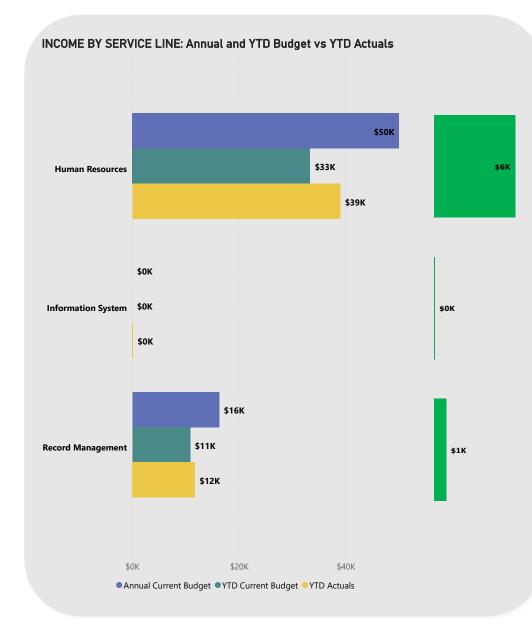
## CITY OF VINCENT NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY NOTE 2 - NET CURRENT FUNDING POSITION FOR THE PERIOD ENDED 28 FEBRUARY 2023

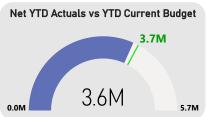
|  | Note | YTD Actual       | PY Actual        |
|--|------|------------------|------------------|
|  |      | 28/02/2023<br>\$ | 28/02/2022<br>\$ |
| Current Assets   |      | ·                | •                |
| Cash Unrestricted  |      | 27,208,906       | 23,774,610       |
| Cash Restricted  |      | 14,895,298       | 11,914,276       |
| Investments  |      | 0                | 11,000           |
| Receivables - Rates  | 6    | 5,221,083        | 5,020,028        |
| Receivables - Other  | 7    | 3,294,820        | 2,730,442        |
| Inventories  |      | 1,404,531        | 210,777          |
|  |      | 52,024,638       | 43,661,133       |
| Less: Current Liabilities                                  |      |                  |                  |
| Payables   |      | (9,796,768)      | (9,024,644)      |
| Provisions - employee                                      |      | (5,300,698)      | (4,805,385)      |
|  |      | (15,097,466)     | (13,830,029)     |
| Unadjusted Net Current Assets                              |      | 36,927,172       | 29,831,104       |
| Adjustments and exclusions permitted by FM Reg 32          |      |                  |                  |
| Less: Reserves - restricted cash                           | 5    | (14,895,298)     | (11,914,276)     |
| Less: Land held for sale                                   |      | (1,251,293)      | 0                |
| Less: Shares transferred from non current asset            |      | 0                | (11,000)         |
| Add: Current portion of long term borrowings               |      | 1,495,117        | 1,255,951        |
| Add: Infringement Debtors transferred to non current asset |      | 1,293,417        | 1,225,718        |
|  |      | (13,358,057)     | (9,443,607)      |
| Adjusted Net Current Assets                                | _    | 23,569,115       | 20,387,497       |

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# CITY OF VINCENT NOTE 3 - SUMMARY OF INCOME AND EXPENDITURE OFFICE OF THE CEO

**AS AT 28 FEBRUARY 2023** 





### (\$20,000 and 10%)

#### CEO

- \$126k favourable expenditure mostly due to:
- -\$74k timing variance on Underground Power Project costs.
- -\$32k timing variance for employee related costs.

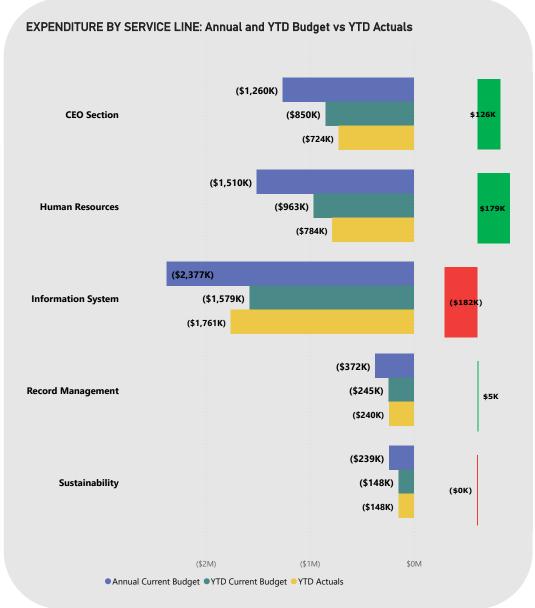
#### **Human Resources**

- \$179k favourable expenditure mostly due to:
- \$198k variance for employee cost for vacant positions yet to be filled.
- \$36k favourable timing variance for agency labour costs \$18k and staff training \$18k,
- This is partially offset by a \$75k unfavourable timing variance for paid parental leave payments.

#### **Information System**

- \$182k unfavourable expenditure due to:
- \$246k unfavourable timing variance for consulting fees.
- \$183k unfavourable variance for prepaid software licences. This is partially offset by,
- \$110k favourable timing variance in employee costs for vacant positions yet to be filled.
- \$113k favourable timing variance for furniture and equipment purchases.
- \$22k timing variance for ICT Strategy operating initiatives.
- All other variances are individually immaterial.



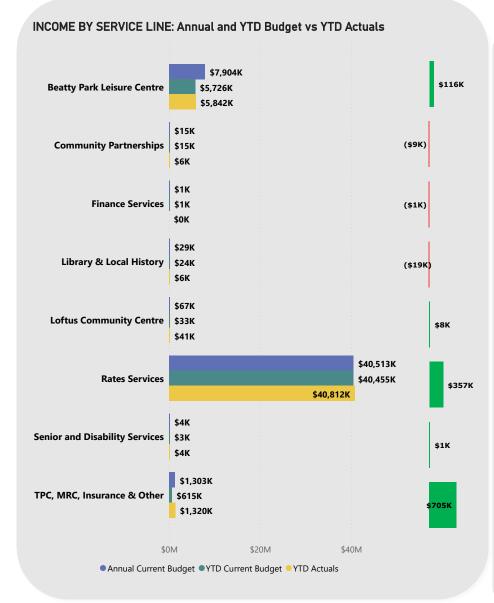


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## CITY OF VINCENT NOTE 3 - SUMMARY OF INCOME AND EXPENDITURE COMMUNITY & BUSINESS SERVICES DIRECTORATE

**AS AT 28 FEBRUARY 2023** 





#### KEY VARIANCE COMMENTARY (\$20,000 and 10%)

#### **Beatty Park Leisure Centre**

\$116k favourable income mostly due to higher swim school and swimming pool areas \$287k, this is partially offset by lower membership fee income \$131k and lower retail merchandise sales \$39k.

\$152k unfavourable expenditure mostly due to \$245k unfavourable variance from employee costs, this is partially offset by \$61k favourable timing variance from materials and contracts and \$25k favourable timing variance from other employee costs.

#### **Community Partnership**

- \$126k favourable expenditure due to:
- \$79k timing variance for various programs and events.
- \$50k favourable variance in employee costs due to a vacant position yet to be filled.

#### **Library & Local History Services**

\$67k unfavourable expenditure mostly due to a timing variance in employee costs.

#### **CBS Directorate**

\$53k favourable variance in employee costs.

#### **Finance Services**

\$78k unfavourable timing variance for audit fees.

#### **Rates Services**

\$357k favourable income due to a timing variance.

#### **Marketing and Communication**

\$92k favourable expenditure due to timing variances for website maintenance and other expenses \$46k and events and advertising \$29k.

#### **Mindarie and Tamala Park**

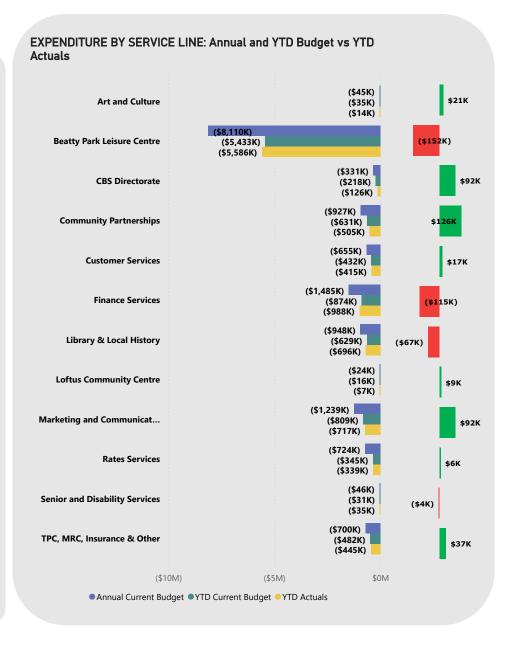
\$69k favourable income relating to withholding tax contributions from Tamala Park. \$37k favourable expenditure due to a rates timing variance.

#### Othe

\$654k favourable interest income mostly due to higher interest rates than anticipated.

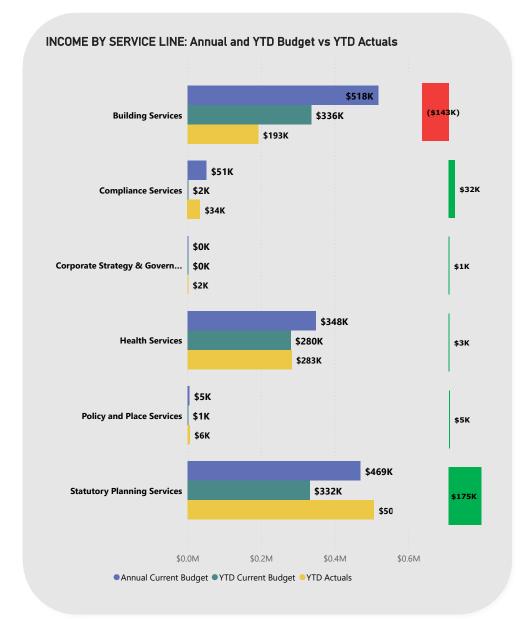
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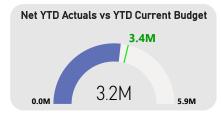




## CITY OF VINCENT NOTE 3 - SUMMARY OF INCOME AND EXPENDITURE STRATEGY AND DEVELOPMENT DIRECTORATE

**AS AT 28 FEBRUARY 2023** 





#### KEY VARIANCE COMMENTARY (\$20,000 and 10%)

#### **Building Services**

\$143k unfavourable income relating to building permit revenue mostly due to a decrease in building applications.

\$55k favourable expenditure in employee costs for vacant positions yet to be filled.

#### **Compliance Services**

\$32k favourable income due to a timing variance for infringement fines and penalties.

#### **Corporate Strategy and Governance**

\$83k favourable expenditure variance mostly due to timing variances for audit fees \$47k, consultants \$26k and advertising \$16k.

#### **Health Services**

\$136k favourable expenditure mostly due to a timing variance in employee costs for vacant positions yet to be filled \$95k and legal fees \$16k.

#### SDS Directorat

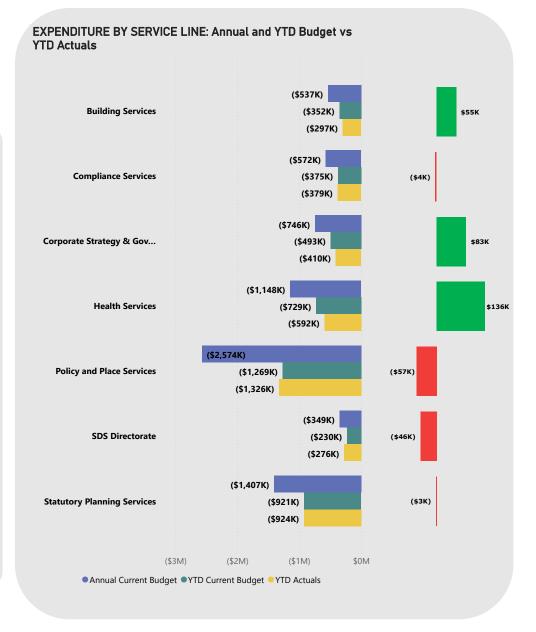
\$46k unfavourable expenditure mostly due to timing variance in employee costs.

#### **Policy and Place Services**

\$57k unfavourable expenditure mostly due to timing variances for various programs and events.

#### **Statutory Planning Services**

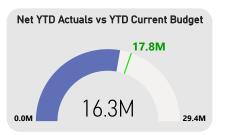
\$175k favourable income mostly due to higher income received for development application and panel fees.



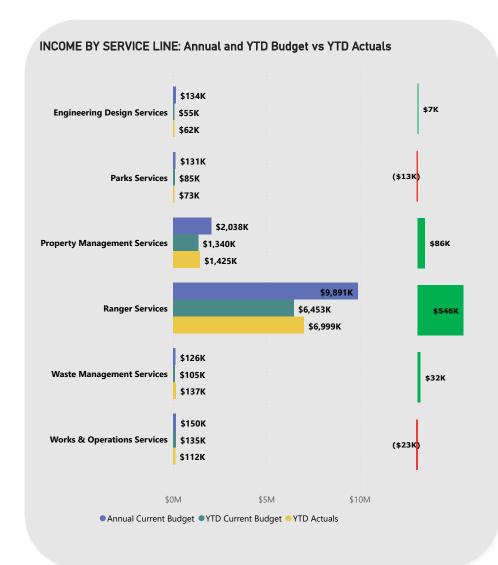
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## CITY OF VINCENT NOTE 3 - SUMMARY OF INCOME AND EXPENDITURE INFRASTRUCTURE AND ENVIRONMENT DIRECTORATE

**AS AT 28 FEBRUARY 2023** 







### KEY VARIANCE COMMENTARY (\$20,000 and 10%)

#### **I&E Directorate**

\$117k favourable expenditure mostly due to a \$69k timing variance in employee costs and \$29k for professional services expenditure.

#### **Engineering Design Services**

\$246k favourable expenditure mostly due to:

- favourable timing variances for street lighting electricity usage \$102k and contractors \$43k.
- \$96k favourable employee costs for vacant positions yet to be filled.

#### **Parks Services**

\$205k favourable expenditure mostly due to:

- \$336k favourable mainly due to timing variance in labour costs \$313k
- -Partially offset by a \$196k unfavourable timing variance in materials and contracts.

#### **Property Management Services**

\$86k favourable income due to timing variance in fees and charges \$140k, commercial parking permits \$17k, partially offset by an unfavourable timing variance in variable outgoing recoups for Belgravia Leisure Centre \$59k.

\$67k favourable expenditure mostly due to timing variance for materials and contracts.

#### Ranger Services

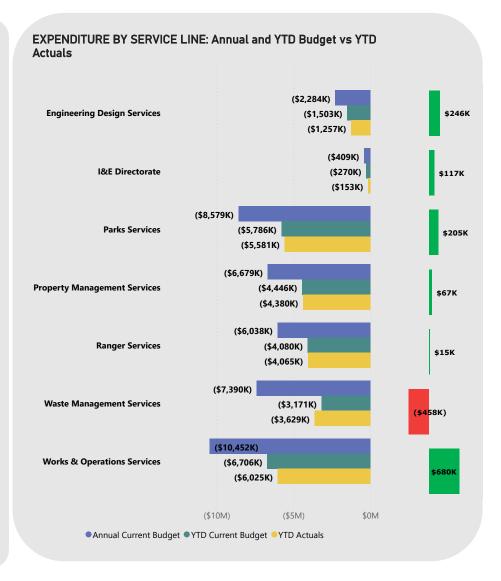
\$546k favourable income mainly due to higher car parking revenue.

#### **Waste Management Services**

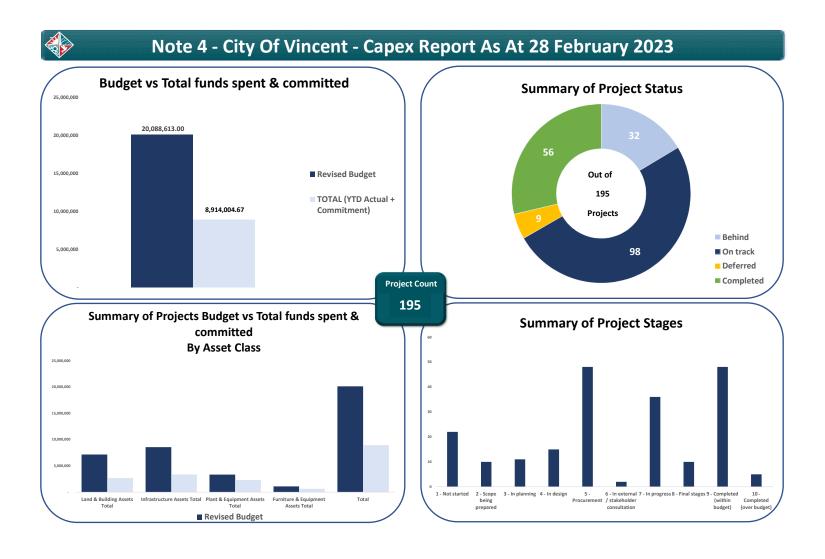
\$458k unfavourable expenditure mostly due to timing variances in waste collection, recycling and MRC governance and administrative costs.

#### **Works and Operations Services**

\$680k favourable expenditure mostly due to timing variances for depreciation \$652k and maintenance labour costs \$35k.



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CITY OF VINCENT NOTE 4 - CAPITAL WORKS SCHEDULE 2022/23 AS AT 28 FEBRUARY 2023

|   | Revised          |            |                  |                 | Commitment | TOTAL (YTD<br>Actual + |                        |  |   |
|---|------------------|------------|------------------|-----------------|------------|------------------------|------------------------|--|---|
| Description   | Budget           | YTD Budget | YTD Actual       | YTD Variance    | Balance    | Commitment             | Status                 | Stage  | Commentary  |
|   |                  |            |                  |                 |            |                        |                        |  |   |
| Land & Building Assets  |                  |            |                  |                 |            |                        |                        |  |   |
| ADMIN CENTRE  | =                | ======     |                  |                 |            |                        | 0 - 1 - 1              | 0. 10. 01.00010.00   | 0   |
| Administration Centre Renewals  | 50,000           | 50,000     | -                | 50,000          | -          | -                      | On track               | 3 - In planning  | Concept design being prepared and<br>undergoing assessment.                       |
| Lift Renewal - Administration & Civic Centre                                      | 10,000           | 10,000     | 4,760            | 5,240           | 1,550      | 6,310                  | Completed              | 9 - Completed (within budget)  | Design work completed.  |
| Admin Building - Additional Meeting Spaces  | 50,000           |            | -                | -               | -          | -                      | On track               | 2 - Scope being prepared   | Concept design being prepared for options   |
| Waterproof external balcony area (water damage) - Civic Centre                    | 120,000          | 120,000    | 54,292           | 65,708          | 9,654      | 63,946                 | Completed              | 9 - Completed (within budget)  | Completed with surplus.   |
| BEATTY PARK LEISURE CENTRE  |                  |            |                  |                 |            |                        |                        | _  |   |
| Beatty Park Leisure Centre – Construction & Fit Out Indoor Pool Changerooms       | 850,000          | 850,000    | 77,140           | 772,860         | 37,266     | 114,406                | Behind                 | 4 - In design  | QS received progressing with tender documentation                                 |
| Beatty Park Leisure Centre - Facilities Infrastructure Renewal                    | 448,115          | 252,308    | 171,895          | 80,413          | 59,759     | 231,654                | On track               | 3 - In planning  | Works ongoing   |
| Beatty Park Leisure Centre – Heritage Grandstand Electrical Works                 | 450,970          | 450,970    | 47,562           | 403,408         | 611,789    | 659,351                | On track               | 7 - In progress  | On track. To be completed by June 2023.   |
| Beatty Park Leisure Centre – Repair and maintain Heritage Grandstand              | 298,630          | 174,316    | 255,501          | (81,185)        | 22,627     | 278,128                | Completed              | 9 - Completed (within budget)  | Completed in January. Retention will be paid next FY.                             |
| Plant room remedial works   | 100,000          | 100,000    | -                | 100,000         | -          | -                      | On track               | 2 - Scope being prepared   | Scoping replacement of rusted floor and columns.                                  |
| DEPARTMENT OF SPORTS AND RECREATION   |                  |            |                  |                 |            |                        |                        |  |   |
| DLGSC HVAC, Plant & Fire Services Renewals  | 242,550          | 121,276    | 1,188            | 120,089         | 37,250     | 38,438                 | On track               | 2 - Scope being prepared   | Meeting with DLGSC to determine consultant report on HVAC                         |
| DLGSC LED lighting upgrade/renewal  | 250,850          | 125,424    | 5,100            | 120,324         | 2,054      | 7,154                  | On track               | 2 - Scope being prepared   | Ongoing discussions with DLGSC on agreed scope of works for lighting              |
| Lift renewal and non fixed assets renewal   | 10,000           | 10,000     | -                | 10,000          | -          | -                      | On track               | 2 - Scope being prepared   | Scope to be further determined  |
| Solar Photovoltaic Panel System Installation (Leased DLGSC Building)              | 125,000          | 62,500     | 26,312           | 36,188          | 95,680     | 121,992                | On track               | 7 - In progress  | Installation planned for March  |
| LIBRARY   |                  |            |                  |                 |            |                        |                        |  |   |
| Library Facility Renewals   | 20,000           | 20,000     | 19,877           | 123             | -          | 19,877                 | Completed              | 9 - Completed (within budget)  |   |
| Upgrade Library counter to enhance customer service delivery                      | 36,660           | 22,559     | 28,174           | (5,615)         | 20,417     | 48,590                 | Completed              | 9 - Completed (within budget)  |   |
| MISCELLANEOUS   |                  |            |                  |                 |            |                        |                        |  |   |
| Air Conditioning & HVAC Renewal - Loftus Recreation Centre (Leased Gymnastics WA) | 15,000           | 15,000     | 16,096           | (1,096)         | -          | 16,096                 | Completed              | 10 - Completed (over budget)   |   |
| Air Conditioning & HVAC Renewal - Miscellaneous                                   | 50,000           | 50,000     | -                | 50,000          | 34,687     | 34,687                 | On track               | 2 - Scope being prepared   | Subi FC aircon replacement (emergency works) - Maintenance and replacement as per |
| Over A Division I Cold See Food and Clied (I accord)                              | 00.000           | 00.000     | 05.000           | 4.000           |            | 05.000                 | 0                      | 0.00   | AMS   |
| Carpet Renewal - Subiaco Football Club (Leased)                                   | 30,000           |            | 25,800           | 4,200           | -          | 25,800                 | Completed              | 9 - Completed (within budget)  |   |
| Forrest Park Croquet Club  Gym roof repairs (Leased Belgravia)                    | 18,000<br>50,000 |            | 16,438<br>45,690 | 17,220<br>4.310 | -          | 16,438<br>45,690       | Completed<br>Completed | <ol> <li>9 - Completed (within budget)</li> <li>9 - Completed (within budget)</li> </ol> |   |
| Hyde Park - Gazebo Renewal  | 25.000           |            | 16.959           | (4,459)         | -          | 45,690<br>16.959       | Completed              | 9 - Completed (within budget)  |   |
| Hyde Park West Toilets & Kiosk  | 138,531          | ,          | 131,948          | 17,719          | 3,450      | -,                     | Completed              | 9 - Completed (within budget)  |   |
| .,,   | 100,001          | 7.10,007   | .01,010          | ,               | 0,100      | 100,000                | 22piotod               |  |   |



|   |           |            |            |              |            | TOTAL (YTD |           |  |  |
|---|-----------|------------|------------|--------------|------------|------------|-----------|--|--|
|   | Revised   |            |            |              | Commitment |            |           |  |  |
| Description   | Budget    | YTD Budget | YTD Actual | YTD Variance | Balance    | Commitment | Status    | Stage                                      | Commentary   |
|   |           |            |            |              |            |            |           |  |  |
| Leased Property Non Scheduled Renewal - Annual Provision  | 50,000    | 29,773     | 33,330     | (3,557)      | -          | 33,330     | On track  | 7 - In progress                            | Reactive renewals carried out on various lease properties          |
| Leederville Oval Stadium - Electrical renewal - 3 boards  | 163,276   | 163,276    | 125,388    | 37,888       | -          | 125,388    | Completed | 9 - Completed (within budget)              |  |
| Leederville Oval Stadium Facility Renewal (Leased)  | 325,000   | 162,500    | 19,670     | 142,830      | 13,880     | 33,550     | On track  | 5 - Procurement                            | Procurement plan finalised for signing                             |
| Leederville Town Centre - Toilet Demolition   | 50,000    | 50,000     | -          | 50,000       | -          | -          | On track  | 3 - In planning                            | Defer pending EOI for the land - further discussions on options    |
| Margaret Kindergarten - Toilet Upgrade  | 90,000    | 45,000     | 70,103     | (25,103)     | -          | 70,103     | Completed | 9 - Completed (within budget)              |  |
| Menzies Park Pavilion & Ablutions   | 140,282   | 170,140    | 127,967    | 42,173       | 11,340     | 139,307    | Completed | 9 - Completed (within budget)              |  |
| Miscellaneous Asset Renewal - City buildings  | 50,000    | 50,000     | 45,228     | 4,772        | -          | 45,228     | Completed | 9 - Completed (within budget)              |  |
| Modifications to Litis Stadium Underpass  | 30,000    | 30,000     | -          | 30,000       | 33,030     | 33,030     | On track  | 6 - In external / stakeholder consultation | On hold pending Heritage Council input to the project              |
| North Perth Bowling Club  | 300,000   | 150,374    | 6,590      | 143,784      | -          | 6,590      | On track  | 5 - Procurement                            | Project estimation received and RFT to commence.                   |
| North Perth Town Hall - Kitchen and Toilet Renewal - Lesser Hall                                    | 120,000   | 120,000    | 1,481      | 118,519      | -          | 1,481      | On track  | 5 - Procurement                            | Council to award RFT   |
| North Perth Town Hall - Kitchen and Toilet Renewal - Main Hall                                      | 176,000   | 116,600    | 8,180      | 108,420      | 10,700     | 18,880     | On track  | 5 - Procurement                            | Council to award RFT   |
| Replace electrical distribution boards - multiple buildings - post asbestos removal                 | 15,000    | 14,255     | 14,370     | (115)        | -          | 14,370     | Completed | 9 - Completed (within budget)              |  |
| Solar Photovoltaic Panel System Installation (Leased Leederville Childcare Centre)                  | 20,150    | 20,150     | 17,442     | 2,708        | -          | 17,442     | Completed | 9 - Completed (within budget)              |  |
| Solar Photovoltaic Panel System Installation (Leased Tennis West - Robertson<br>Park Tennis Centre) | 29,900    | 29,900     | -          | 29,900       | -          | -          | On track  | 2 - Scope being prepared                   |  |
| Water and Energy Efficiency Initiatives   | 60,000    | 30,000     | 11,460     | 18,540       | 37,280     | 48,740     | On track  | 7 - In progress                            | EV station and water mapping                                       |
| Works Depot - Non fixed assets renewals   | 46,106    | 23,052     | 10,015     | 13,037       | 4,385      | 14,400     | On track  | 7 - In progress                            | Depot works - to be completed by June 2023                         |
| Works Depot - Replacement Box Gutters   | 10,000    | 10,000     | _          | 10,000       | -          | -          | On track  | 7 - In progress                            |  |
| North Perth Community Centre Renewal Works  | 40,000    | 40,000     | 40,225     | (225)        | -          | 40,225     | On track  | 8 - Final stages                           | Practical completion   |
| Infrastructure Works - Litis Stadium  | 292,468   | 188,736    | 119,429    | 69,307       | 5,880      | 125,310    | On track  | 7 - In progress                            | Demolition on hold until advice from Heritage<br>Council received. |
| Install dividing wall (Loftus Recreation Centre)  | 0         | -          | 3,651      | (3,651)      | -          | 3,651      | Completed | 9 - Completed (within budget)              | Prior year project. Invoice paid in November                       |
| Land & Building Assets Total  | 7,153,187 | 5,283,642  | 1,633,827  | 2,554,675    | 1,052,679  | 2,651,938  |           |  |  |
| Furniture & Equipment Assets INFORMATION TECHNOLOGY - FURNITURE AND EQUIPMENT                       |           |            |            |              |            |            |           |  |  |
| Enterprise Applications upgrade   | 394,468   | 197,232    | 189,906    | 7,326        | 93,891     | 283,796    | On track  | 7 - In progress                            | Works ongoing  |
| ICT infrastructure renewal (switches, UPS, audio visual, network links)                             | 143,857   | 71,928     | 54,737     | 17,191       | 24,379     | 79,116     | On track  | 7 - In progress                            | Works ongoing  |
| BPLC - FURNITURE AND EQUIPMENT  |           |            |            |              |            |            |           |  |  |
| Beatty Park Leisure Centre - Non Fixed Assets Renewal - unplanned                                   | 160,397   | 150,000    | 41,892     | 108,109      | 12,438     | 54,329     | On track  | 7 - In progress                            | Works ongoing  |
| BPLC Non-Infrastructure Fixed Asset Renewal   | 140,378   | 105,940    | 30,443     | 75,497       | 6,178      | 36,621     | On track  | 7 - In progress                            | Works ongoing  |
| BPLC - CCTV Server  |           | -          | -          | -            | -          | -          | On track  | 1 - Not started                            | MYBR addition  |
| POLICY AND PLACE - F&E  |           |            |            |              |            |            |           |  |  |
| Arts Rebound - Town Centre Artworks (COVID 19 Arts Relief - Phase 2)                                | 236,000   | 112,500    | -          | 112,500      | 172,000    | 172,000    | On track  | 7 - In progress                            | Fabrication by artist.   |
| Furniture & Equipment Assets Total  | 1,075,100 | 637,600    | 316,977    | 320,623      | 308,886    | 625,863    |           |  |  |



|  | Revised |            |            |              | Commitment |            |           |                               |   |
|--|---------|------------|------------|--------------|------------|------------|-----------|-------------------------------|---|
| Description  | Budget  | YTD Budget | YTD Actual | YTD Variance | Balance    | Commitment | Status    | Stage                         | Commentary  |
|  |         |            |            |              |            |            |           |                               |   |
| Infrastructure Assets BANKS RESERVE MASTER PLAN - IMPLEMENTATION STAGE   |         |            |            |              |            |            |           |                               |   |
| 1  |         |            |            |              |            |            |           |                               |   |
| Banks Reserve Master Plan Implementation - Stage 1 FY 23 - New public toilets, and other general improvements FY 24 - Walter's Brook Crossing, New picnic facilities, 'River Journeys' interpretation node, and complement | 450,000 | 225,000    | 33,276     | 191,724      | 133,104    | 166,380    | On track  | 3 - In planning               | Timing variance. Planning stage with contract being awarded.                            |
| BICYCLE NEWORK   |         |            |            |              |            |            |           |                               |   |
| Construct Norfolk St N/S Route Stage 1   | 50,000  | 25,000     | 14,570     | 10,430       | 8,290      | 22,860     | Completed | 9 - Completed (within budget) | Completed within budget. Surplus to be determined.                                      |
| Travel Smart Actions   | 10,500  | 10,500     | -          | 10,500       | 4,790      | 4,790      | Behind    | 3 - In planning               |   |
| Florence/Strathcona/Golding Safe Active Street   | 25,546  | 12,772     | 33,070     | (20,298)     | -          | 33,070     | Completed | 10 - Completed (over budget)  | Completed in FY2022   |
| Design Bike Network Plan   | 60,000  | 30,000     | 21,096     | 8,904        | 34,050     | 55,146     | On track  | 7 - In progress               | Final report in May 2023  |
| BLACK SPOT PROGRAM   |         |            |            |              |            |            |           |                               |   |
| Broome/Wright - Instal Roundabout  | 250,000 | 250,000    | 1,600      | 248,400      | -          | 1,600      | Behind    | 4 - In design                 | Possible carry forward due drainage and<br>service design issues.                       |
| Fitzgerald/Forrest - Ban right hand turns in/out of Forrest street. Seagul Island installed. Close median in Fitzgerald St.  | 40,000  | 40,000     | 1,600      | 38,400       | -          | 1,600      | On track  | 4 - In design                 | Delivery in March / April   |
| Fitzgerald/Lawley - Ban right turns out of Lawley by insalling half seagul island in Lawley st and narrow median island in Fitzgerald St   | 80,000  | 80,000     | 1,600      | 78,400       | -          | 1,600      | On track  | 4 - In design                 | Delivery in March / April   |
| William/Forrest - instal traffic island on eastern leg of Forrest St and provide additional STOP sign  | 17,000  | 17,000     | 1,600      | 15,400       | -          | 1,600      | On track  | 4 - In design                 | Delivery in March / April   |
| Beaufort / Harold , Highgate   | 150,000 | 75,000     | -          | 75,000       | -          | -          | Behind    | 4 - In design                 | On hold, subject to further investigation.  |
| CAR PARK DEVELOPMENT   |         |            |            |              |            |            |           |                               |   |
| Access and Inclusion (DAIP) – ACROD Parking Improvement Program  | 30,000  |            | -          | 30,000       | -          | -          | On track  | 2 - Scope being prepared      | Audit still underway  |
| Accessible City Strategy Implementation (Action 3.3.1, 3.3.4 & 2.2.1)  | 505,000 | 505,000    | 11         | 504,989      | 130,511    | 130,522    | On track  | 7 - In progress               | Precinct Plan review underway. Parking restrictions on track for installation beginning |
| Minor Capital Improvements of City Car Parks (General Provision)   | 36,425  | 36,425     | -          | 36,425       | -          | -          | On track  | 1 - Not started               | March Reactive works only, no issues detected YTD.                                      |
| DRAINAGE   |         |            |            |              |            |            |           |                               |   |
| Britannia Reserve Main Drain Renewal Stages 1 & 2  | 21,670  | -          | -          | -            | -          | -          | On track  | 5 - Procurement               | RFQ will be issued in March   |
| Gully Soak-well installation program   | 108,279 | 54,140     | 23,569     | 30,571       | -          | 23,569     | On track  | 7 - In progress               | Works ongoing   |
| Minor drainage improvement program   | 425,431 | 212,716    | 17,536     | 195,180      | 5,739      | 23,275     | On track  | 7 - In progress               | Timing variance. Consultants engaged  |
| Mt Hawthorn West Catchment Drainage Improvements – Stage 1   | 40,000  | 40,000     | -          | 40,000       | -          | -          | On track  | 5 - Procurement               | RFQ will be issued in March   |
| HAYNES STREET RESERVE - IMPLEMENTATION STAGES 1 & 2  |         |            |            |              |            |            |           |                               |   |
| Haynes Street Reserve Development Plan Implementation Stages 1 & 2   | 340,000 | 340,000    | 151,001    | 188,999      | 33,798     | 184,798    | Behind    | 7 - In progress               | Works ongoing.  |



| Description  | Revised<br>Budget | YTD Budget | YTD Actual    | YTD Variance      | Commitment<br>Balance | TOTAL (YTD<br>Actual +<br>Commitment | Status               | Stage                              | Commentary   |
|--|-------------------|------------|---------------|-------------------|-----------------------|--------------------------------------|----------------------|------------------------------------|--|
| INFRASTRUCTURE MISCELLANEOUS   |                   |            |               |                   |                       |                                      |                      |                                    |  |
| North Perth Tennis Club - Upgrade of floodlighting to LED on two hard courts   | 8,716             | 8,716      | -             | 8,716             | -                     | -                                    | On track             | 8 - Final stages                   | Lights installed, lux reading to be taken prior to certification and payment.  |
| Public Open Space Strategy Implementation (Minor Works)  | 20,000            | 20,000     | 4,000         | 16,000            | 9,906                 | 13,906                               | On track             | 3 - In planning                    | Additional items being purchased (eg   |
| Tree Up Lighting   | 60,000            | 60,000     | -             | 60,000            | -                     | -                                    | Behind               | 3 - In planning                    | benches).  |
| LITIS STADIUM<br>Litis Stadium Floodlights   | 50,000            | 25,000     | 47,444        | (22,444)          | -                     | 47,444                               | On track             | 7 - In progress                    |  |
| LOCAL ROADS PROGRAM  |                   |            |               |                   | .== .== .             |                                      |                      |                                    |  |
| Annual Local Roads Program  Guildford Rd - Walcott to East Parade  | 1,295,569         | 747,784    | 418,725<br>80 | 329,059<br>(80)   | 176,671               | 595,396<br>80                        | On track On track    | 7 - In progress<br>1 - Not started | Most projects in final stages or completion<br>Starting in March               |
| Egina St-Berryman to Asby Dalmeny Street - Lord Street to Matson Lane  |                   | -          | 592<br>50,081 | (592)<br>(50,081) | 5,391<br>11,974       | 5,983<br>62,055                      | On track<br>On track | 7 - In progress<br>7 - In progress | Starting in April To be completed 9th March                                    |
| Grosvenor Road - intersection of Beaufort Street   |                   |            | -             | -                 | -                     | -                                    | Completed            | 9 - Completed (within budget)      |  |
| Peach Street - View St to end  |                   | -          | 39,116        | (39,116)          | 250                   | 39,366                               | Completed            | 9 - Completed (within budget)      |  |
| Haynes Street - SBR to Eton  |                   | -          | 37,153        | (37,153)          | 118,835               | 155,988                              | Completed            | 9 - Completed (within budget)      |  |
| Edinboro Street - Woodstock to No.46   |                   | -          | 41,183        | (41,183)          | 500                   | 41,683                               | Completed            | 9 - Completed (within budget)      |  |
| Dunedin Street- Ellesmere Street to Green Street   |                   | -          | 93,303        | (93,303)          | 38,472                | 131,774                              | Completed            | 9 - Completed (within budget)      |  |
| Sekem Street - Alma to end   |                   | -          | 30,684        | (30,684)          | 250                   | 30,934                               | Completed            | 9 - Completed (within budget)      |  |
| The Boulevarde- Hawthorn Street to Anzac Road  |                   | -          | 61,595        | (61,595)          | 500                   | 62,095                               | Completed            | 9 - Completed (within budget)      |  |
| Hawthorn Street - The Boulevarde to Coogee   |                   | -          | 64,938        | (64,938)          | 500                   | 65,438                               | Completed            | 9 - Completed (within budget)      |  |
| OTHER ROADS Annual Roads to Recovery Program   | 233,740           | 233,740    | 130,669       | 103,072           | 50,166                | 180,835                              | On track             | 7 - In progress                    | Project Started ahead of schedule  |
| Thompson Street - Barnet Street to Loftus Street   | 2,000             | 233,740    | 130,069       | 103,072           | 50,166                | 100,635                              | Completed            | 9 - Completed (within budget)      | r roject ciarteu arreau or scriedule   |
| Egina Street - Berryman Street to Anzac Road   | 5,000             | -          | -             | -                 | -                     | -                                    | Completed            | 9 - Completed (within budget)      |  |
| MISCELLANEOUS<br>Artlets - Public Art - Sculpture  | 40,000            | 40,000     | -             | 40,000            | -                     | -                                    | On track             | 3 - In planning                    | Meeting with Pickle District Town Team to                                      |
| Leederville Oval Stadium - Sports lights renewal (above \$344,205 - issue with funding - requires Council decision - grant has time limit) | 1,201,983         | 600,992    | 23,451        | 577,541           | -                     | 23,451                               | On track             | 4 - In design                      | discuss scope.  Design completed. Transfer project funding to Reserve in MYBR. |



| Description   | Revised<br>Budget | YTD Budget | YTD Actual | YTD Variance | Commitment<br>Balance | Actual +<br>Commitment | Status    | Stage                           | Commentary   |
|---|-------------------|------------|------------|--------------|-----------------------|------------------------|-----------|---------------------------------|--|
| MT HAWTHORN SKATE PARK Mt Hawthorn Skate Park - Youth Skate Facility (Election Commitment)                          | 250.000           | 125.000    | 3,750      | 121.250      | _                     | 3.750                  | On track  | 4 - In design                   |  |
| PARKS - ECO ZONING PROGRAM  |                   | ,          | -,         | ,            |                       | 5,.22                  |           | , ,                             |  |
| Charles Veryard Reserve - Eco-zoning  | 20,000            | 20,000     | -          | 20,000       | _                     | -                      | On track  | 4 - In design                   | Design completed. Consultation in March  |
| Edinboro Street Reserve   | 19,802            | 19,802     | 8,576      | 11,226       | -                     | 8,576                  | Completed | 9 - Completed (within budget)   | - '  |
| Monmouth Street   | 9,916             | 9,916      | 1,780      | 8,136        | -                     | 1,780                  | Behind    | 6 - In external / stakeholder   | External consultation due to dividing fence                                      |
| Vincent / Bulwer Eco Zoning   |                   |            |            |              |                       |                        | On track  | consultation<br>1 - Not started | issue<br>New project in MYBR - from Edinboro Eco<br>Zoning Saving                |
| PARKS - FENCING RENEWAL PROGRAM   |                   |            |            |              |                       |                        |           |                                 |  |
| Forrest Park - renew perimeter bollards and fencing   | 40,000            | 40,000     | 39,478     | 522          | -                     | 39,478                 | Completed | 9 - Completed (within budget)   |  |
| PARKS - FURNITURE RENEWAL PROGRAM   |                   |            |            |              |                       |                        |           |                                 |  |
| Hyde Park - Renewal of path lighting poles  | 126,374           | 63,188     | 102,298    | (39,110)     | -                     | 102,298                | On track  | 5 - Procurement                 | RFQ evaluation completed and approved.  Contract to be developed and executed    |
| Keith Frame Reserve - Replace light poles   | 30,000            | 15,000     | -          | 15,000       | 24,991                | 24,991                 | On track  | 7 - In progress                 | Awaiting installation dates - P/O issued   |
| PARKS - INFRASTRUCTURE RENEWAL PROGRAM  |                   |            |            |              |                       |                        | 0         |                                 |  |
| Beatty Park Reserve Retaining Wall (Flood Mitigation)   | 50,000            | 50,000     | 26,700     | 23,300       | 17,853                | 44,553                 | Completed | 9 - Completed (within budget)   |  |
| Britannia Reserve – Floodlight Repair   | 48,710            | 24,356     | 9,553      | 14,803       | 29,339                | 38,893                 | Completed | 9 - Completed (within budget)   | Awaiting on retention to be paid.  |
| Charles Veryard Reserve - Flood Lighting  | 48,661            | 48,661     | 51,330     | (2,669)      | 2,410                 | 53,739                 | Completed | 10 - Completed (over budget)    |  |
| Hyde Park - renew park furniture  | 10,000            | 10,000     | -          | 10,000       | 9,091                 | 9,091                  | On track  | 8 - Final stages                | Works progressing  |
| PARKS - IRRIGATION RENEWAL PROGRAM  |                   |            |            |              |                       |                        |           |                                 |  |
| Birdwood Square - renew groundwater bore  | 45,000            | 45,000     | -          | 45,000       | -                     | -                      | On track  | 3 - In planning                 | Licence received, awaiting date for works  |
| Brigatti Gardens - renew electrical cabinet   | 15,000            | 15,000     | -          | 15,000       | 16,726                | 16,726                 | On track  | 7 - In progress                 | from contractor in autumn Expected early April                                   |
| Les Lilleyman - upgrade in-ground irrigation system and electrical cabinet  | 180,000           | 180,000    | -          | 180,000      | -                     | -                      | On track  | 5 - Procurement                 | RFQ evaluation completed and approved.   |
| Menzies Park - Replace Irrigation System  | 61,090            | 30,544     | 1,980      | 28,564       | 12,875                | 14,855                 | On track  | 8 - Final stages                | Contract to be developed and executed<br>Expected completion mid-March           |
| DADICO DI AVODOLINDIEVEDOIGE EQUIDICATE DENEMAL DE  |                   |            |            |              |                       |                        |           |                                 |  |
| PARKS - PLAYGROUND/EXERCISE EQUIPMENT RENEWAL PRO<br>Braithwaite Park - replace various wooden nature plan elements | 50,000            | 50,000     | 325        | 49,675       | _                     | 325                    | On track  | 4 - In design                   | Quotes being sought. Expected April / May.                                       |
| ·   |                   |            |            |              |                       |                        |           |                                 |  |
| Britannia Reserve - replace playground soft fall  | 40,000            | 40,000     | -          | 40,000       | 30,490                | 30,490                 | Completed | 9 - Completed (within budget)   | Completed - final invoice approved for<br>payment                                |
| Charles Veryard Reserve - replace exercise equipment  | 60,000            | 60,000     | 96         | 59,904       | -                     | 96                     | On track  | 5 - Procurement                 | RFQ evaluation completed and approved.<br>Contract to be developed and executed. |
|   |                   |            |            |              |                       |                        |           |                                 | Potential c/f  |



|  | Revised |            |            |               | Commitment | TOTAL (YTD<br>Actual + |           |                               |  |
|--|---------|------------|------------|---------------|------------|------------------------|-----------|-------------------------------|--|
| Description  | Budget  | YTD Budget | YTD Actual | YTD Variance  | Balance    | Commitment             | Status    | Stage                         | Commentary   |
|  |         |            |            | 772 701101100 |            |                        |           | <b>g</b> -                    |  |
| Gladstone Street Reserve - upgrade & replace playground equipment                            | 105,000 | 105,000    | 105,000    | -             | -          | 105,000                | Completed | 9 - Completed (within budget) |  |
| Hyde Park - replace water playground shade sails   | 12,000  | 6,000      | 10,600     | (4,600)       | -          | 10,600                 | Completed | 9 - Completed (within budget) |  |
| Ivy Park - upgrade & replace playground equipment  | 90,000  | 90,000     | 66         | 89,934        | -          | 66                     | On track  | 5 - Procurement               | RFQ evaluation completed and approved. Contract to be developed and executed                           |
| Les Lilleyman – Playground and softfall replacement  | 115,000 | 115,000    | 115,000    | -             | -          | 115,000                | Completed | 9 - Completed (within budget) | Contract to be developed and executed  |
| Lynton Street Reserve - Renew & replace playground equipment                                 | 80,000  | 80,000     | 68         | 79,932        | -          | 68                     | On track  | 5 - Procurement               | RFQ submission to be evaluated.  |
| Menzies Park - replace playground shade sails  | 8,000   | 4,000      | 7,880      | (3,880)       | -          | 7,880                  | Completed | 9 - Completed (within budget) |  |
| Oxford Street Reserve - renew wooden nature play elements                                    | 20,000  | 20,000     | 325        | 19,675        | 15,506     | 15,831                 | On track  | 5 - Procurement               | Quotes receieved for boardwalk replacement - PO to be raised   |
| Menzies Park – replace exercise equipment  | 42,800  | 21,400     | 40,800     | (19,400)      | -          | 40,800                 | Completed | 9 - Completed (within budget) |  |
| Hobart/Auckland Street Reserve - Partial Playground Shadesail Replacement                    | 7,500   | 7,500      | 7,150      | 350           | -          | 7,150                  | Completed | 9 - Completed (within budget) |  |
| Multicultural Federation Gardens – Partial Playground Shadesail Replacement                  | 5,500   | 5,500      | 5,180      | 320           | -          | 5,180                  | Completed | 9 - Completed (within budget) |  |
| PARKS AND RESERVES   |         |            |            |               |            |                        |           |                               |  |
| Greening program - Project locations to be determined  | 200,000 | 100,000    | 26,118     | 73,882        | 12,412     | 38,530                 | On track  | 7 - In progress               | Design for 23 planting season being finalised  |
| Wayfinding Implementation Plan - Stage 1   | 198,000 | 198,000    | -          | 198,000       | -          | -                      | On track  | 3 - In planning               |  |
| PUBLIC OPEN SPACE STRATEGY - IMPLEMENTATION  |         |            |            |               |            |                        |           |                               |  |
| RIGHTS OF WAY  |         |            |            |               |            |                        |           |                               |  |
| Laneway Lighting Program   | 40,000  | 40,000     | -          | 40,000        | -          | -                      | On track  | 3 - In planning               | Laneways listed in the laneway register to be<br>addressed. Intended implementation to begin<br>March. |
| Rights of Way Rehab Program - Program based upon the most recent condition assessment survey | 150,000 | 150,000    | -          | 150,000       | -          | -                      | On track  | 2 - Scope being prepared      | Ongoing works.   |
| ROADWORKS - REHABILITATION (MRRG PROGRAM)  |         |            |            |               |            |                        |           |                               |  |
| Annual MRRG Program  | 0       | -          | -          | -             | -          | -                      | On track  | 7 - In progress               | Delivery between November 2022 and April 2023  |
| Fitzgerald St (1) - Bulwer to Vincent  | 107,387 | 107,387    | 108,542    | (1,155)       | 25,143     | 133,685                | Completed | 8 - Final stages              |  |
| Fitzgerald St (2) - Newcastle to Carr  | 123,496 | 123,496    | 115,526    | 7,970         | 9,384      | 124,910                | Completed | 10 - Completed (over budget)  |  |
| Oxford St - Richmond to Vincent  | 150,388 | 150,388    | 1,133      | 149,255       | -          | 1,133                  | On track  | 4 - In design                 | Scheduled to start 20th March  |
| Beaufort St (1) Fore to Brisbane   | 57,101  | 57,101     | 20,067     | 37,034        | 54, 195    | 74,262                 | Completed | 8 - Final stages              | Line marking stage   |
| Beaufort St (2) - Bulwer to Lincoln  | 110,897 | 110,897    | 28,535     | 82,362        | 165,796    | 194,331                | Completed | 8 - Final stages              | Line marking stage   |
| Walcott St (WB) - Fitzgerld to William   | 250,651 | 250,651    | 237,111    | 13,540        | 7,862      | 244,972                | Completed | 8 - Final stages              | Line marking stage   |



|   |                   |            |            |              |                       | TOTAL (YTD             |           |                               |   |
|---|-------------------|------------|------------|--------------|-----------------------|------------------------|-----------|-------------------------------|---|
| Description   | Revised<br>Budget | YTD Budget | YTD Actual | YTD Variance | Commitment<br>Balance | Actual +<br>Commitment | Status    | Stage                         | Commentary  |
| ROBERTSON PARK DEVELOPMENT PLAN - STAGE 1   |                   |            |            |              |                       |                        |           |                               |   |
| SLAB FOOTPATH PROGRAM<br>Footpath Upgrade and Renewal Program (Annual)  | 290,526           | 145,264    | 29,035     | 116,229      | -                     | 29,035                 | On track  | 7 - In progress               | Ongoing works.  |
| STREET FURNITURE Replacement and Renewal of 94 Bus Shelters (50 shelters derive income from   | 46,651            | 23,324     | -          | 23,324       | -                     | -                      | On track  | 4 - In design                 | Ongoing works.  |
| STREET LIGHTING<br>Beaufort St - Art Deco Median Lighting Renewal   | 220,000           | 220,000    | -          | 220,000      | 93,000                | 93,000                 | On track  | 5 - Procurement               | 1st week of June.   |
| Street Lighting Renewal Program - allocated annually  | 69,107            | 34,552     | 16,056     | 18,496       | 1,208                 | 17,264                 | On track  | 7 - In progress               | Ongoing works.  |
| STREETSCAPE IMPROVEMENTS Streetscape Improvements Program - allocated annually  | 84,850            | 42,424     | 82,959     | (40,535)     | -                     | 82,959                 | On track  | 9 - Completed (within budget) | Utilised for Grosvenor Road trial   |
| TRAFFIC MANAGEMENT PROGRAM<br>10kph trail - finalisation report   | 20,000            | 20,000     | 2,221      | 17,779       | -                     | 2,221                  | Completed | 9 - Completed (within budget) |   |
| 10kph zone implementation (ACS) with MRWA   | 50,000            | 50,000     | -          | 50,000       | -                     | -                      | On track  | 4 - In design                 |   |
| Alma/Claverton Local Area Traffic Management  | 32,981            | 16,492     | 7,283      | 9,209        | 22,552                | 29,835                 | On track  | 8 - Final stages              | Commencing early Feb  |
| Britannia Road Improvements   | 40,000            | 40,000     | -          | 40,000       | -                     | -                      | Behind    | 4 - In design                 | Carry forward. Project redesigned.  |
| Minor Traffic Management Improvements - allocated annually  | 146,051           | 73,024     | 11,400     | 61,624       | 10,312                | 21,712                 | On track  | 7 - In progress               | Ongoing works.  |
| Harold and Lord St Intersection   | 22,850            | 11,424     | -          | 11,424       | -                     | -                      | Behind    | 7 - In progress               | Carry forward.  |
| nfrastructure Assets Total  | 8,543,447         | 6,526,923  | 2,156,139  | 5,465,925    | 1,148,169             | 3,338,876              |           |                               |   |
| Plant & Equipment Assets  |                   |            |            |              |                       |                        |           |                               |   |
| ASSETS - BP LEISURE CENTRE  Sym equipment - Strength and Group Fitness Equipment  Sym equipment - Cardio and Fans                                   | 827,879           | 827,879    | 778,140    | 49,739       | -                     | 778,140                | Completed | 9 - Completed (within budget) | Gym equipment installed mid October 2022  |
|   |                   |            |            |              |                       |                        |           |                               | \$49k variance represents minor assets expensed and subscription recorded as prepayments. |
| LIGHT FLEET VEHICLE REPLACEMENT PROGRAMME Light Fleet - Annual Allocation (Trade-in value of \$648k in FY2024. Further trade- n's for future vears) | 1,119,000         | 1,119,000  | 36,310     | 1,082,690    | 243,366               | 279,676                |           |                               |   |
| P1265 - Toyota Corolla Hybrid   | 0                 | -          | -          | -            | -                     | -                      | Completed | 9 - Completed (within budget) |   |
| P1263 - Toyota Corolla Hybrid   | 40,000            |            | -          | 40,000       | 25,000                | 25,000                 | On track  | 5 - Procurement               | RFQ. Est 6 months   |
| P1267 - Toyota Camry Hybrid SL  | 33.000            | 33.000     | _          | 33.000       | _                     |                        | Behind    | 5 - Procurement               | RFQ. Est 6 months   |



CITY OF VINCENT NOTE 4 - CAPITAL WORKS SCHEDULE 2022/23 AS AT 28 FEBRUARY 2023

|   | Revised |            |            |              | Commitment | TOTAL (YTD<br>Actual + |           |                               |                                     |
|---|---------|------------|------------|--------------|------------|------------------------|-----------|-------------------------------|-------------------------------------|
| Description   | Budget  | YTD Budget | YTD Actual | YTD Variance | Balance    | Commitment             | Status    | Stage                         | Commentary                          |
| 2168 - Toyota Corolla Hybrid Hatch                    | 25.000  | 25.000     |            | 25.000       | 25.000     | 25.000                 | On track  | 5 - Procurement               | RFQ. Est 6 months                   |
| 21269 - Toyota Corolla Hybrid Hatch                   | 25,000  | 25.000     | _          | 25,000       | 25,000     | 25.000                 | On track  | 5 - Procurement               | RFQ. Est 6 months                   |
| 2170 - Toyota Corolla Hybrid Hatch                    | 25,000  | 25,000     | _          | 25,000       | 20,000     | 20,000                 | On track  | 5 - Procurement               | RFQ. Est 6 months                   |
| 2171 - Toyota Corolla Hybrid Hatch                    | 25,000  | 25,000     | _          | 25,000       | _          | -                      | Behind    | 5 - Procurement               | RFQ. Est 6 months                   |
| 21272 - Nissan Leaf BEV Hatch                         | 40,000  | 40,000     | _          | 40,000       | _          |                        | Behind    | 5 - Procurement               | RFQ. Est 6 months                   |
| 1273 - Nissan Leaf BEV Hatch                          | 40,000  | 40,000     | _          | 40,000       | _          | _                      | Behind    | 5 - Procurement               | RFQ. Est 6 months                   |
| 1274 - Nissan Leaf BEV Hatch                          | 25,000  | 25,000     | _          | 25,000       | _          | _                      | On track  | 5 - Procurement               | RFQ. Est 6 months                   |
| 1275 - Toyota Corolla Hybrid Hatch                    | 25,000  | 25,000     | _          | 25,000       | 25,000     | 25,000                 | On track  | 5 - Procurement               | RFQ. Est 6 months                   |
| 1276 - Toyota Corolla Hybrid Hatch                    | 40,000  | 40,000     | _          | 40,000       | 20,000     | 20,000                 | Behind    | 5 - Procurement               | RFQ. Est 6 months                   |
| 1277 - Toyota Corolla Hybrid Hatch                    | 25,000  | 25,000     | _          | 25,000       | 25,000     | 25,000                 | On track  | 5 - Procurement               | RFQ. Est 6 months                   |
| 1278 - Toyota Corolla Hybrid Sedan                    | 25,000  | 25,000     | _          | 25,000       | 25,000     | 25,000                 | On track  | 5 - Procurement               | RFQ. Est 6 months                   |
| 1279 - Toyota Camry Hybrid SL                         | 28,000  | 28,000     | _          | 28,000       |            |                        | On track  | 5 - Procurement               | RFQ. Est 6 months                   |
| 1280 - Toyota Corolla Hybrid Sedan                    | 25,000  | 25,000     | _          | 25,000       | 25,000     | 25,000                 | On track  | 5 - Procurement               | RFQ. Est 6 months                   |
| 2182 - Toyota Hilux Workmate Ttop                     | 25,000  | 25,000     | _          | 25,000       | -          | -                      | Behind    | 5 - Procurement               | RFQ. Est 6 months                   |
| 2200 - VOLKSWAGEN Caddy Maxi TDI250                   | 45,000  | 45,000     | _          | 45,000       | _          | -                      | Behind    | 5 - Procurement               | RFQ. Est 6 months                   |
| 2201 - Nissan Navara King Cab Ttop                    | 33,000  | 33,000     | _          | 33,000       | -          | -                      | Behind    | 5 - Procurement               | RFQ. Est 6 months                   |
| 2202 - Nissan Navara King Cab Ttop                    | 33,000  | 33,000     | _          | 33,000       | -          | -                      | Behind    | 5 - Procurement               | RFQ. Est 6 months                   |
| 2203 - Nissan Navara King Cab Ttop                    | 33,000  | 33,000     | _          | 33,000       | -          | -                      | Behind    | 5 - Procurement               | RFQ. Est 6 months                   |
| 2204 - Nissan Navara King Cab Ttop                    | 33,000  | 33,000     | _          | 33,000       | _          | -                      | Behind    | 5 - Procurement               | RFQ. Est 6 months                   |
| 2205 - Nissan Navara King Cab Ttop                    | 33,000  | 33,000     | _          | 33,000       | _          | -                      | Behind    | 5 - Procurement               | RFQ. Est 6 months                   |
| 2206 - Nissan Navara King Cab Ttop                    | 33,000  | 33,000     | _          | 33,000       | -          | -                      | Behind    | 5 - Procurement               | RFQ. Est 6 months                   |
| 2207 - Nissan Navara Dual Cab                         | 29,000  | 29,000     | _          | 29,000       | -          | -                      | Behind    | 5 - Procurement               | RFQ. Est 6 months                   |
| 2208 - Nissan Navara                                  | 35,000  | 35,000     | _          | 35,000       | -          | -                      | Behind    | 5 - Procurement               | RFQ. Est 6 months                   |
| 2209 - VW Caddy Maxi TDI250                           | 40,000  | 40,000     | -          | 40,000       | -          | -                      | Behind    | 5 - Procurement               | RFQ. Est 6 months                   |
| 2210 - Nissan Navara Dual Cab                         | 28,000  | 28,000     | -          | 28,000       | -          | -                      | Behind    | 5 - Procurement               | RFQ closed and awarded. Est 6 month |
| 1258 - AS6287 - Toyota Corolla Hybrid Hatch - 1GQT268 | 23,500  | 23,500     | -          | 23,500       | 34,430     | 34,430                 | On track  | 5 - Procurement               | Potentially delivered by June 2023. |
| 1262 - AS6297 - Toyota Corolla Hybrid - 1GRY421       | 23,500  | 23,500     | 23,390     | 111          | -          | 23,390                 | Completed | 9 - Completed (within budget) | •                                   |
| 2198 - AS6318 - 1GSL453-Nissan Navara                 | 30,000  | 30,000     | _          | 30,000       | _          | -                      | Behind    | 5 - Procurement               | RFQ and closed.                     |
| 2199 - AS6322 - Nissan Navara dual cab 1GTK364        | 28,000  | 28,000     | -          | 28,000       | -          | -                      | Behind    | 5 - Procurement               | RFQ. Est 6 months                   |
| 2179 - AS5159 - Hyundai TQ iLoad 3s - 1EYK726         | 40,000  | 40,000     | 12,920     | 27,080       | -          | 12,920                 | Completed | 9 - Completed (within budget) |                                     |
| 2190 - AS6113 - Mitsubishi Triton 4x2 GLX - 1GJL089   | 25,000  | 25,000     | -          | 25,000       | -          | -                      | Behind    | 5 - Procurement               | RFQ. Est 6 months                   |
| 2194 - AS6292 - Nissan Navara 4x2 - 1GRN511           | 25,000  | 25,000     | -          | 25,000       | -          | -                      | Behind    | 5 - Procurement               | RFQ. Est 6 months                   |
| 2195 - AS6293 - Nissan Navara 4x2 - Parks - 1GRN512   | 25,000  | 25,000     | -          | 25,000       | -          | -                      | Behind    | 5 - Procurement               | RFQ. Est 6 months                   |
| 2196 - AS6294 - Nissan Navara 4x2 - Parks - 1GRN513   | 25,000  | 25,000     | _          | 25,000       | _          | -                      | Behind    | 5 - Procurement               | RFQ. Est 6 months                   |

NOTE 4 - CAPITAL WORKS SCHEDULE 2022/23 AS AT 28 FEBRUARY 2023

CITY OF VINCENT





| Description  | Revised<br>Budget | YTD Budget | YTD Actual | YTD Variance | Commitment<br>Balance | TOTAL (YTD<br>Actual +<br>Commitment | Status    | Stage                         | Commentary   |
|--|-------------------|------------|------------|--------------|-----------------------|--------------------------------------|-----------|-------------------------------|--|
| MAJOR PLANT REPLACEMENT PROGRAM                                      |                   |            |            |              |                       |                                      |           |                               |  |
| 5 Tonne Rubbish Compactor Small Rear Loader - 1EKS994 - P3521-AS3772 | 340,000           | 340,000    | -          | 340,000      | 336,040               | 336,040                              | On track  | 7 - In progress               | Ordered 20.12.22. ETD September 2023                                       |
| Heavy Fleet Replacement Program                                      | 360,000           | 360,000    | 9,715      | 350,285      | 294,725               | 304,440                              |           |                               |  |
| - Single Axle Truck, Bin & Infrastructure Deliveries (Hybrid)        |                   |            |            |              |                       |                                      | On track  | 7 - In progress               | Ordered, expected delivery April/May 2023                                  |
| - Single Axle Truck (Eng. Maint.)                                    |                   |            |            |              |                       |                                      | On track  | 7 - In progress               | Ordered, expected delivery June/July 2023                                  |
| - Mower/Ride On Kubota   |                   |            |            |              |                       |                                      | On track  | 7 - In progress               | Ordered, delivery pushed back to March<br>2023 due to manufacturing issues |
| - Trailer - Tilt (small)   |                   |            |            |              |                       |                                      | Completed | 9 - Completed (within budget) |  |
| Road Sweeper - 1EBC003 - P3762-AS3554                                | 380,000           | 380,000    | 385,000    | (5,000)      | -                     | 385,000                              | Completed | 10 - Completed (over budget)  |  |
| Single Axle Tipper Truck - 1BUF690 - P3261-AS2697                    | 170,000           | 170,000    | 162,007    | 7,994        | -                     | 162,007                              | Completed | 9 - Completed (within budget) |  |
| MISCELLANEOUS - PLANT AND EQUIPMENT                                  |                   |            |            |              |                       |                                      |           |                               |  |
| Parking Infrastructure Renewal Program                               | 120,000           | 60,000     | 26,013     | 33,988       | 26,012                | 52,025                               | On track  | 7 - In progress               | Installation in process.   |
| Plant & Equipment Assets Total                                       | 3,316,879         | 3,256,879  | 1,397,184  | 1,859,695    | 900,144               | 2,297,328                            |           |                               |  |
| Grand Total  | 20,088,613        | 15,705,044 | 5,504,128  | 10,200,917   | 3,409,877             | 8,914,005                            |           |                               |  |

| Summary                              | Revised<br>Budget | YTD<br>Budget | YTD<br>Actual | Remaining<br>Budget |
|--------------------------------------|-------------------|---------------|---------------|---------------------|
|                                      |                   | \$            | \$            | %                   |
| Land and Buildings                   | 7,153,187         | 5,283,642     | 1,633,827     | 77.2%               |
| Infrastructure Assets                | 8,543,447         | 6,526,923     | 2,156,139     | 74.8%               |
| Plant and Equipment                  | 3,316,879         | 3,256,879     | 1,397,184     | 57.9%               |
| Furniture and Equipment              | 1,075,100         | 637,600       | 316,977       | 70.5%               |
| Total                                | 20,088,613        | 15,705,044    | 5,504,128     | 72.6%               |
|                                      | Revised           | YTD           | YTD           | Remaining           |
| FUNDING                              | Budget            | Budget        | Actual        | Budget              |
|                                      | \$                | \$            | \$            | %                   |
| Own Source Funding - Municipal       | 8,749,888         | 4,964,481     | 2,450,414     | 72.0%               |
| Cash Backed Reserves                 | 4,912,256         | 4,800,754     | 1,276,018     | 74.0%               |
| Capital Grant, Contribution and Loan | 4,500,469         | 4,013,809     | 1,547,046     | 65.6%               |
| Other (Disposals/Trade In)           | 1,926,000         | 1,926,000     | 230,650       | 88.0%               |
| Total                                | 20,088,613        | 15,705,044    | 5,504,128     | 72.6%               |

ORDINARY COUNCIL MEETING AGENDA 4 APRIL 2023

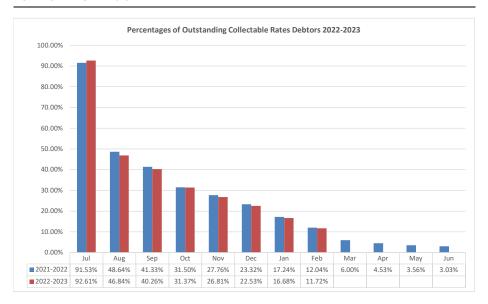


#### CITY OF VINCENT NOTE 5 - CASH BACKED RESERVES AS AT 28 FEBRUARY 2023

| Opening   Opening   Balance   Balance   Balance   Balance   Opening   Balance   Balance   Opening   Balance   Balance   Opening   Coloring     | Reserve Particulars                      | Budget     | Actual     | Budget     | YTD Actual | Budget     | YTD Actual | Budget       | YTD Actual   | Budget     | Actual     |
|---|--|------------|------------|------------|------------|------------|------------|--------------|--------------|------------|------------|
| Beatty Park Leisure Centre Reserve         10,007/2022         3006/2023         28/02/2023         3006/2023         28/02/2023         29/02/2023         29/02/2023         29/02/2023         29/02/2023         29/02/2023         29/02/2023         29/02/2023         29/02/2023         29/02/2023 </th <th></th> <th>Opening</th> <th>Opening</th> <th>Transfers</th> <th>Transfers</th> <th>Interest</th> <th>Interest</th> <th>Transfers</th> <th>Transfers</th> <th>Closing</th> <th>Closing</th>   |  | Opening    | Opening    | Transfers  | Transfers  | Interest   | Interest   | Transfers    | Transfers    | Closing    | Closing    |
| Beatty Park Leisure Centre Reserve         102,681         1 02,888         200,000         200,000         1,648         3,409         (100,000)         (100,4329)         206,307           Cash In Lieu Parking Reserve         1,429,508         1,457,574         72,000         0         4,359         9,016         (772,500)         (14,581)         733,367         1,452,009           DSR Office Building Reserve         227,895         219,307         0         0         59         121         (211,475)         (5,100)         16,479         214,328           Leederville Oval Reserve         95,952         96,153         0         0         536         1,109         (30,000)         (25,800)         66,488         71,462           Loftus Community Centre Reserve         37,581         37,660         100,000         1,119         2,315         0         0         0         0         0         0         0         0         0         0         0         138,700         139,975         Loftus Reserve lofture Reserve         106,956         107,182         0         0         870         1,799         0         0         107,826         108,981         19,941         1,940         2,152         (15,000)         (15,000)         1131   |  | Balance    | Balance    | to Reserve | to Reserve | Earned     | Earned     | from Reserve | from Reserve | Balance    | Balance    |
| Cash in Lieu Parking Reserve  |  | 01/07/2022 | 01/07/2022 | 30/06/2023 | 28/02/2023 | 30/06/2023 | 28/02/2023 | 30/06/2023   | 28/02/2023   | 30/06/2023 | 28/02/2023 |
| Cash in Lieu Parking Reserve         1,429,508         1,457,574         72,000         0         4,359         9,016         (772,500)         (14,581)         733,367         1,452,009           DSR Office Building Reserve         227,895         219,307         0         0         59         121         (211,475)         (5,100)         16,479         214,328           Lederville Oval Reserve         95,952         96,153         0         0         536         1,109         (30,000)         (25,800)         66,488         71,462           Loftus Community Centre Reserve         37,581         37,660         100,000         100,000         1,119         2,315         0         0         0         138,700         139,975           Loftus Recreation Centre Reserve         221,069         219,341         60,000         39,518         1,879         3,887         (50,000)         (45,690)         232,948         217,056           Parking Facility and Equipment Reserve         106,956         107,182         0         0         0         0         (83)         0         0         0         138,367         15,000         107,826         108,981           Plant and Equipment Reserve         130,952         131,596         12,000   |  | \$         | \$         | \$         | \$         | \$         | \$         | \$           | \$           | \$         | \$         |
| DSR Office Building Reserve 227,895 219,307 0 0 59 121 (211,475) (5,100) 16,479 214,328 Leederville Oval Reserve 95,952 96,153 0 0 0 536 1,109 (30,000) (25,800) 66,488 71,462 Loftus Community Centre Reserve 37,581 37,660 100,000 100,000 1,119 2,315 0 0 138,700 139,975 Loftus Recreation Centre Reserve 221,069 219,341 60,000 39,518 1,879 3,887 (50,000) (45,690) 232,948 217,056 Parking Facility and Equipment Reserve 106,956 107,182 0 0 870 1,799 0 0 0 107,826 108,981 Plant and Equipment Reserve 18 3 131 0 0 0 0 0 (83) 0 0 131. State Gymnastics Centre Reserve 130,952 131,596 12,000 8,947 1,040 2,152 (15,000) (15,000) 128,992 127,695 (15,000) 128,992 128,995 (15,000) 128,992 128,995 (15,000) 128,992 128,995 (15,000) 128,992 128,995 (15,000) 128,992 128,995 (15,000) 128,992 128,995 (15,000) 128,992 128,995 (15,000) 128,992 128,995 (15,000) 128,992 128,995 (15,000) 128,992 (15,000) 128,992 | Beatty Park Leisure Centre Reserve       | 102,681    | 102,898    | 200,000    | 200,000    | 1,648      | 3,409      | (100,000)    | (100,000)    | 204,329    | 206,307    |
| Leederville Oval Reserve 95,952 96,153 0 0 0 536 1,109 (30,000) (25,800) 66,488 71,462 Loftus Community Centre Reserve 37,581 37,660 100,000 100,000 1,119 2,315 0 0 0 138,700 139,975 Loftus Recreation Centre Reserve 221,069 219,341 60,000 39,518 1,879 3,887 (50,000) (45,690) 232,948 217,056 Parking Facility and Equipment Reserve 106,956 107,182 0 0 0 870 1,799 0 0 0 107,826 108,981 Plant and Equipment Reserve 83 131 0 0 0 0 0 (83) 0 0 131 State Gymnastics Centre Reserve 130,952 131,596 12,000 8,947 1,040 2,152 (15,000) (15,000) 128,992 127,695 Waste Management Plant and Equipment Res 223,128 223,599 0 0 0 1,814 3,754 0 0 0 224,942 227,353 Tamala Park Land Sales Reserve 1,929,100 1,930,361 0 833,334 25,855 53,480 0 0 0 1,954,952 2,817,175 Percent for Art Reserve 335,655 332,907 0 0 0 16 33 (186,000) 0 0 149,671 332,940 Land and Building Acquisition Reserve 45,899 29,148 0 0 0 2,448 5,064 0 0 0 149,671 332,940 Land and Building Acquisition Reserve 45,899 29,148 0 0 0 333,453 306,706 Strategic Waste Management Reserve 45,899 29,148 0 0 0 333,453 306,706 Strategic Waste Management Reserve 45,899 29,148 0 0 0 333,453 306,706 Strategic Waste Management Reserve 45,899 29,148 0 0 0 373 772 0 0 0 46,272 29,920 Hyde Park Lake Reserve 166,906 162,525 0 0 0 1,357 2,809 0 0 168,263 165,334 Underground Power Reserve - Land Sales 653,071 653,071 900,000 57,106 11,084 22,930 (190,000) 0 1,374,155 733,107 Underground Power Reserve - Land Sales 196,927 197,036 39,000 39,000 699 1,445 (150,000) (7,840) 790,481 1,005,905 POS Reserve - Haynes Street 196,927 197,036 39,000 39,000 699 1,445 (150,000) (150,000) 88,626 887,481   | Cash In Lieu Parking Reserve             | 1,429,508  | 1,457,574  | 72,000     | 0          | 4,359      | 9,016      | (772,500)    | (14,581)     | 733,367    | 1,452,009  |
| Loftus Community Centre Reserve 37,581 37,660 100,000 100,000 1,119 2,315 0 0 138,700 139,975   Loftus Recreation Centre Reserve 221,069 219,341 60,000 39,518 1,879 3,887 (50,000) (45,690) 232,948 217,056   Parking Facility and Equipment Reserve 106,956 107,182 0 0 0 870 1,799 0 0 0 107,826 108,981   Plant and Equipment Reserve 83 131 0 0 0 0 0 (83) 0 0 131   State Gymnastics Centre Reserve 130,952 131,596 12,000 8,947 1,040 2,152 (15,000) (15,000) 128,992 127,695   Waste Management Plant and Equipment Res 223,128 223,599 0 0 0 1,814 3,754 0 0 0 224,942 227,353   Tamala Park Land Sales Reserve 1,929,100 1,930,361 0 833,334 25,852 53,480 0 0 0 1,954,952 2,817,175   Asset Sustainability Reserve 5,572,477 5,283,774 2,200,083 2,200,083 38,469 79,582 (2,991,198) (912,007) 4,819,832 6,651,432   Percent for Art Reserve 335,655 332,907 0 0 0 16 33 (186,000) 0 149,671 332,940   Land and Building Acquisition Reserve 301,005 301,642 0 0 2,448 5,064 0 0 0 303,453 306,706   Strategic Waste Management Reserve 45,899 29,148 0 0 373 772 0 0 0 46,272 29,920   Hyde Park Lake Reserve - Land Sales 653,071 653,071 900,000 57,106 11,084 22,930 (190,000) 0 1,374,155 733,107   Underground Power Reserve - Land Sales 653,071 653,071 900,000 57,106 11,084 22,930 (190,000) 0 1,374,155 733,107   Underground Power Reserve - Haynes Street 196,927 197,036 39,000 39,000 699 1,445 (150,000) (150,000) 86,626 87,481   | DSR Office Building Reserve              | 227,895    | 219,307    | 0          | 0          | 59         | 121        | (211,475)    | (5,100)      | 16,479     | 214,328    |
| Loftus Recreation Centre Reserve 21,069 219,341 60,000 39,518 1,879 3,887 (50,000) (45,690) 232,948 217,056 Parking Facility and Equipment Reserve 106,956 107,182 0 0 0 870 1,799 0 0 0 107,826 108,981 Plant and Equipment Reserve 83 131 0 0 0 0 0 (83) 0 0 0 131 State Gymnastics Centre Reserve 130,952 131,596 12,000 8,947 1,040 2,152 (15,000) (15,000) 128,992 127,695 Waste Management Plant and Equipment Res 223,128 223,599 0 0 0 1,814 3,754 0 0 0 224,942 227,353 Tamala Park Land Sales Reserve 1,929,100 1,930,361 0 833,334 25,852 53,480 0 0 0 1,954,952 2,817,175 Asset Sustainability Reserve 5,572,477 5,283,774 2,200,083 2,200,083 38,469 79,582 (2,991,198) (912,007) 4,819,832 6,651,432 Percent for Art Reserve 335,655 332,907 0 0 0 16 33 (186,000) 0 149,671 332,940 Land and Building Acquisition Reserve 301,005 301,642 0 0 2,448 5,064 0 0 0 303,453 306,706 Strategic Waste Management Reserve 45,899 29,148 0 0 373 772 0 0 46,272 29,920 Hyde Park Lake Reserve - Land Sales 653,071 653,071 900,000 57,106 11,084 22,930 (190,000) 0 1,374,155 733,107 Underground Power Reserve - Land Sales 663,071 653,071 900,000 57,106 11,084 22,930 (190,000) 0 0,1,374,155 733,107 Underground Power Reserve - 196,927 197,036 39,000 39,000 699 1,445 (150,000) (150,000) 86,626 87,481  | Leederville Oval Reserve                 | 95,952     | 96,153     | 0          | 0          | 536        | 1,109      | (30,000)     | (25,800)     | 66,488     | 71,462     |
| Parking Facility and Equipment Reserve 106,956 107,182 0 0 870 1,799 0 0 107,826 108,981 Plant and Equipment Reserve 83 131 0 0 0 0 0 0 (83) 0 0 131 State Gymnastics Centre Reserve 130,952 131,596 12,000 8,947 1,040 2,152 (15,000) (15,000) 128,992 127,695 Waste Management Plant and Equipment Res 223,128 223,599 0 0 1,814 3,754 0 0 0 224,942 227,353 Tamala Park Land Sales Reserve 1,929,100 1,930,361 0 833,334 25,852 53,480 0 0 0 1,954,952 2,817,735 Asset Sustainability Reserve 5,572,477 5,283,774 2,200,083 2,200,083 38,469 79,582 (2,991,198) (912,007) 4,819,832 6,651,432 Percent for Art Reserve 335,655 332,907 0 0 16 33 (186,000) 0 149,671 332,940 Land and Building Acquisition Reserve 301,005 301,642 0 0 0 2,448 5,064 0 0 0 303,453 306,706 Strategic Waste Management Reserve 45,899 29,148 0 0 373 772 0 0 0 46,272 29,920 Hyde Park Lake Reserve 166,906 162,525 0 0 0 1,357 2,809 0 0 0 168,263 165,334 Public Open Space Reserve - Land Sales 653,071 653,071 900,000 57,106 11,084 22,930 (190,000) 0 1,374,155 733,107 Underground Power Reserve 196,927 197,036 39,000 39,000 699 1,445 (150,000) (150,000) 86,626 87,481  | Loftus Community Centre Reserve          | 37,581     | 37,660     | 100,000    | 100,000    | 1,119      | 2,315      | 0            | 0            | 138,700    | 139,975    |
| Plant and Equipment Reserve 183 131 0 0 0 0 0 (83) 0 0 131 State Gymnastics Centre Reserve 130,952 131,596 12,000 8,947 1,040 2,152 (15,000) (15,000) 128,992 127,695 Waste Management Plant and Equipment Res 223,128 223,599 0 0 1,814 3,754 0 0 0 224,942 227,353 Tamala Park Land Sales Reserve 1,929,100 1,930,361 0 833,334 25,852 53,480 0 0 0 1,954,952 2,817,175 Asset Sustainability Reserve 5,572,477 5,283,774 2,200,083 2,200,083 38,469 79,582 (2,991,198) (912,007) 4,819,832 6,651,432 Percent for Art Reserve 335,655 332,907 0 0 16 33 (186,000) 0 149,671 332,940 Land and Building Acquisition Reserve 301,005 301,642 0 0 2,448 5,064 0 0 0 303,453 306,706 Strategic Waste Management Reserve 45,899 29,148 0 0 373 772 0 0 0 46,272 29,920 Hyde Park Lake Reserve 166,906 162,525 0 0 0 1,357 2,809 0 0 0 168,263 165,334 Public Open Space Reserve - Land Sales 653,071 653,071 900,000 57,106 11,084 22,930 (190,000) 0 1,374,155 733,107 Underground Power Reserve 125,105 215,555 785,000 785,000 6,376 13,190 (216,000) (7,840) 790,481 1,005,905 POS Reserve - Haynes Street 196,927 197,036 39,000 39,000 699 1,445 (150,000) (150,000) 86,626 87,481   | Loftus Recreation Centre Reserve         | 221,069    | 219,341    | 60,000     | 39,518     | 1,879      | 3,887      | (50,000)     | (45,690)     | 232,948    | 217,056    |
| State Gymnastics Centre Reserve         130,952         131,596         12,000         8,947         1,040         2,152         (15,000)         (15,000)         128,992         127,695           Waste Management Plant and Equipment Res         223,128         223,599         0         0         1,814         3,754         0         0         224,942         227,353           Tamala Park Land Sales Reserve         1,929,100         1,930,361         0         833,334         25,852         53,480         0         0         1,954,952         2,817,175           Asset Sustainability Reserve         5,572,477         5,283,774         2,200,083         38,469         79,582         (2,991,198)         (912,007)         4,819,832         6,651,432           Percent for Art Reserve         335,655         332,907         0         0         16         33         (186,000)         0         149,671         332,940           Land and Building Acquisition Reserve         301,005         301,642         0         0         2,448         5,064         0         0         303,453         306,706           Strategic Waste Management Reserve         45,899         29,148         0         0         373         772         0         0         46,2   | Parking Facility and Equipment Reserve   | 106,956    | 107,182    | 0          | 0          | 870        | 1,799      | 0            | 0            | 107,826    | 108,981    |
| Waste Management Plant and Equipment Res         223,128         223,599         0         0         1,814         3,754         0         0         224,942         227,353           Tamala Park Land Sales Reserve         1,929,100         1,930,361         0         833,334         25,852         53,480         0         0         1,954,952         2,817,175           Asset Sustainability Reserve         5,572,477         5,283,774         2,200,083         2,200,083         38,469         79,582         (2,991,198)         (912,007)         4,819,832         6,651,432           Percent for Art Reserve         335,655         332,907         0         0         16         33         (186,000)         0         149,671         332,940           Land and Building Acquisition Reserve         301,005         301,642         0         0         2,448         5,064         0         0         303,453         306,706           Strategic Waste Management Reserve         45,899         29,148         0         0         373         772         0         0         46,272         29,920           Hyde Park Lake Reserve         166,906         162,525         0         0         1,357         2,809         0         0         168,263 <td>Plant and Equipment Reserve</td> <td>83</td> <td>131</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>(83)</td> <td>0</td> <td>0</td> <td>131</td>   | Plant and Equipment Reserve              | 83         | 131        | 0          | 0          | 0          | 0          | (83)         | 0            | 0          | 131        |
| Tamala Park Land Sales Reserve         1,929,100         1,930,361         0         833,334         25,852         53,480         0         0         1,954,952         2,817,175           Asset Sustainability Reserve         5,572,477         5,283,774         2,200,083         2,200,083         38,469         79,582         (2,991,198)         (912,007)         4,819,832         6,651,432           Percent for Art Reserve         335,655         332,907         0         0         16         33         (186,000)         0         149,671         332,940           Land and Building Acquisition Reserve         301,005         301,642         0         0         2,448         5,064         0         0         303,453         306,706           Strategic Waste Management Reserve         45,899         29,148         0         0         373         772         0         0         46,272         29,920           Hyde Park Lake Reserve         166,906         162,525         0         0         1,357         2,809         0         0         168,263         165,304           Public Open Space Reserve - Land Sales         653,071         653,071         900,000         57,106         11,084         22,930         (190,000)         0   | State Gymnastics Centre Reserve          | 130,952    | 131,596    | 12,000     | 8,947      | 1,040      | 2,152      | (15,000)     | (15,000)     | 128,992    | 127,695    |
| Asset Sustainability Reserve 5,572,477 5,283,774 2,200,083 2,200,083 38,469 79,582 (2,991,198) (912,007) 4,819,832 6,651,432 Percent for Art Reserve 335,655 332,907 0 0 16 33 (186,000) 0 149,671 332,940 Land and Building Acquisition Reserve 301,005 301,642 0 0 2,448 5,064 0 0 0 303,453 306,706 Strategic Waste Management Reserve 45,899 29,148 0 0 373 772 0 0 0 46,272 29,920 Hyde Park Lake Reserve 166,906 162,525 0 0 0 1,357 2,809 0 0 0 168,263 165,334 Public Open Space Reserve - Land Sales 653,071 653,071 900,000 57,106 11,084 22,930 (190,000) 0 1,374,155 733,107 Underground Power Reserve 215,105 215,555 785,000 785,000 6,376 13,190 (216,000) (7,840) 790,481 1,005,905 POS Reserve - Haynes Street 196,927 197,036 39,000 39,000 699 1,445 (150,000) (150,000) 86,626 87,481   | Waste Management Plant and Equipment Res | 223,128    | 223,599    | 0          | 0          | 1,814      | 3,754      | 0            | 0            | 224,942    | 227,353    |
| Percent for Art Reserve         335,655         332,907         0         0         16         33         (186,000)         0         149,671         332,940           Land and Building Acquisition Reserve         301,005         301,642         0         0         2,448         5,064         0         0         303,453         306,706           Strategic Waste Management Reserve         45,899         29,148         0         0         373         772         0         0         46,272         29,920           Hyde Park Lake Reserve         166,906         162,525         0         0         1,357         2,809         0         0         168,263         165,334           Public Open Space Reserve - Land Sales         653,071         653,071         900,000         57,106         11,084         22,930         (190,000)         0         1,374,155         733,107           Underground Power Reserve         215,105         215,555         785,000         785,000         6,376         13,190         (216,000)         (7,840)         790,481         1,005,905           POS Reserve - Haynes Street         196,927         197,036         39,000         39,000         699         1,445         (150,000)         (150,000)         86,  | Tamala Park Land Sales Reserve           | 1,929,100  | 1,930,361  | 0          | 833,334    | 25,852     | 53,480     | 0            | 0            | 1,954,952  | 2,817,175  |
| Land and Building Acquisition Reserve         301,005         301,642         0         0         2,448         5,064         0         0         303,453         306,706           Strategic Waste Management Reserve         45,899         29,148         0         0         373         772         0         0         46,272         29,920           Hyde Park Lake Reserve         166,906         162,525         0         0         1,357         2,809         0         0         168,263         165,334           Public Open Space Reserve - Land Sales         653,071         653,071         900,000         57,106         11,084         22,930         (190,000)         0         1,374,155         733,107           Underground Power Reserve         215,105         215,555         785,000         785,000         6,376         13,190         (216,000)         (7,840)         790,481         1,005,905           POS Reserve - Haynes Street         196,927         197,036         39,000         39,000         699         1,445         (150,000)         (150,000)         86,626         87,481  | Asset Sustainability Reserve             | 5,572,477  | 5,283,774  | 2,200,083  | 2,200,083  | 38,469     | 79,582     | (2,991,198)  | (912,007)    | 4,819,832  | 6,651,432  |
| Strategic Waste Management Reserve         45,899         29,148         0         0         373         772         0         0         46,272         29,920           Hyde Park Lake Reserve         166,906         162,525         0         0         1,357         2,809         0         0         168,263         165,334           Public Open Space Reserve - Land Sales         653,071         653,071         900,000         57,106         11,084         22,930         (190,000)         0         1,374,155         733,107           Underground Power Reserve         215,105         215,555         785,000         785,000         6,376         13,190         (216,000)         (7,840)         790,481         1,005,905           POS Reserve - Haynes Street         196,927         197,036         39,000         39,000         699         1,445         (150,000)         (150,000)         86,626         87,481  | Percent for Art Reserve                  | 335,655    | 332,907    | 0          | 0          | 16         | 33         | (186,000)    | 0            | 149,671    | 332,940    |
| Hyde Park Lake Reserve         166,906         162,525         0         0         1,357         2,809         0         0         168,263         165,334           Public Open Space Reserve - Land Sales         653,071         653,071         900,000         57,106         11,084         22,930         (190,000)         0         1,374,155         733,107           Underground Power Reserve         215,105         215,555         785,000         785,000         6,376         13,190         (216,000)         (7,840)         790,481         1,005,905           POS Reserve - Haynes Street         196,927         197,036         39,000         39,000         699         1,445         (150,000)         (150,000)         86,626         87,481   | Land and Building Acquisition Reserve    | 301,005    | 301,642    | 0          | 0          | 2,448      | 5,064      | 0            | 0            | 303,453    | 306,706    |
| Public Open Space Reserve - Land Sales         653,071         653,071         900,000         57,106         11,084         22,930         (190,000)         0         1,374,155         733,107           Underground Power Reserve         215,105         215,555         785,000         785,000         6,376         13,190         (216,000)         (7,840)         790,481         1,005,905           POS Reserve - Haynes Street         196,927         197,036         39,000         39,000         699         1,445         (150,000)         (150,000)         86,626         87,481  | Strategic Waste Management Reserve       | 45,899     | 29,148     | 0          | 0          | 373        | 772        | 0            | 0            | 46,272     | 29,920     |
| Underground Power Reserve         215,105         215,555         785,000         785,000         6,376         13,190         (216,000)         (7,840)         790,481         1,005,905           POS Reserve - Haynes Street         196,927         197,036         39,000         39,000         699         1,445         (150,000)         (150,000)         86,626         87,481  | Hyde Park Lake Reserve                   | 166,906    | 162,525    | 0          | 0          | 1,357      | 2,809      | 0            | 0            | 168,263    | 165,334    |
| POS Reserve - Haynes Street 196,927 197,036 39,000 39,000 699 1,445 (150,000) (150,000) 86,626 87,481   | Public Open Space Reserve - Land Sales   | 653,071    | 653,071    | 900,000    | 57,106     | 11,084     | 22,930     | (190,000)    | 0            | 1,374,155  | 733,107    |
|   | Underground Power Reserve                | 215,105    | 215,555    | 785,000    | 785,000    | 6,376      | 13,190     | (216,000)    | (7,840)      | 790,481    | 1,005,905  |
| 11,991,950 11,701,460 4,368,083 4,262,989 100,000 206,867 (4,912,256) (1,276,018) 11,547,777 14,895,298   | POS Reserve - Haynes Street              | 196,927    | 197,036    | 39,000     | 39,000     | 699        | 1,445      | (150,000)    | (150,000)    | 86,626     | 87,481     |
|   |  | 11,991,950 | 11,701,460 | 4,368,083  | 4,262,989  | 100,000    | 206,867    | (4,912,256)  | (1,276,018)  | 11,547,777 | 14,895,298 |

#### CITY OF VINCENT NOTE 6 - RATING INFORMATION AS AT 28 FEBRUARY 2023





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# CITY OF VINCENT NOTE 6 - RATING INFORMATION FOR THE MONTH ENDED 28 FEBRUARY 2023



|  | Rateable Value | Rate in<br>Dollar | Budget     | Actual      | Rates Levied to<br>Budget |
|--|----------------|-------------------|------------|-------------|---------------------------|
|  | \$             | Cents             | \$         | \$          | %                         |
| Rate Revenue                               |                |                   |            |             |                           |
| General Rate                               |                |                   |            |             |                           |
| 10,981 Residential                         | 248,447,916    | 0.0858            | 21,212,405 | 21,314,346  | 100.5%                    |
| 194 Vacant Residential                     | 4,616,900      | 0.0819            | 378,170    | 378,170     | 100.0%                    |
| 1626 Other                                 | 127,522,443    | 0.0723            | 9,218,597  | 9,218,598   | 100.0%                    |
| 41 Vacant Commercial                       | 2,587,150      | 0.1379            | 356,768    | 356,794     | 100.0%                    |
| Minimum Rate                               |                |                   |            |             |                           |
| 6098 Residential @ \$1,335.32              | 77,356,652     | 0.0858            | 8,145,514  | 8,142,781   | 100.0%                    |
| 195 Vacant Residential @ \$1,180           | 2,054,440      | 0.0819            | 230,100    | 230,100     | 100.0%                    |
| 162 Other @ \$1,288.73                     | 1,973,252      | 0.0723            | 208,774    | 208,774     | 100.0%                    |
| 0 Vacant Other @ \$1,631.65                |                | 0.1379            | 0          | 0           | 0.0%                      |
| Interim Rates                              | 0              |                   | 300,000    | 496,281     | 165.4%                    |
| Rates Waiver                               | 0              |                   | (140,000)  | (119,907)   | 85.6%                     |
| Total Amount Made up from Rates            | 464,558,753    | -                 | 39,910,329 | 40,225,938  |                           |
| Non Payment Penalties                      |                |                   |            |             |                           |
| Instalment Interest @ 5.5%                 |                |                   | 185,000    | 208,163     | 112.5%                    |
| Penalty Interest @ 8%                      |                |                   | 120,000    | 127,058     | 105.9%                    |
| Administration Charge - \$8 per instalment |                |                   | 140,000    | 133,216     | 95.2%                     |
| Legal Costs Recovered                      |                |                   | 10,000     | 8,230       | 82.3%                     |
| Other Reimbursements                       |                |                   | 0          |             | 0.0%                      |
| Interest Write Off                         |                |                   | (2,000)    | (341)       | 17.1%                     |
|  |                | -                 | 40,363,329 | 40,702,263  |                           |
| Other Revenue                              |                |                   |            |             |                           |
| Exempt Bins - Non Rated Properties         |                |                   | 80,798     | 80,319      | 99.4%                     |
| Commercial / Residential Additional Bins   |                |                   | 21,852     | 21,226      | 97.1%                     |
| Swimming Pools Inspection Fees             |                |                   | 63,000     | 63,916      | 101.5%                    |
|  |                | -                 | 40,528,979 | 40,867,723  |                           |
| Opening Balance                            |                |                   |            | 1,287,296   |                           |
| Total Collectable                          |                |                   | 40,528,979 | 42,155,019  | 104.01%                   |
| Less                                       |                |                   |            |             |                           |
| Cash Received                              |                |                   |            | 38,902,559  |                           |
| Rebates Allowed                            |                |                   |            | (1,157,274) |                           |
| Rates Write Off                            |                |                   |            | 0           |                           |
| ESL write off                              |                |                   |            | 0           |                           |
| Rates received in advance                  |                |                   |            | (340,455)   |                           |
| Rates Balance To Be Collected              |                | =                 | 40,528,979 | 4,750,190   | 11.72%                    |
| Add  |                |                   |            |             |                           |
| ESL Debtors                                |                |                   |            | 170,143     |                           |
| Pensioner Rebates Not Yet Claimed          |                |                   |            | 404,710     |                           |
| ESL Rebates Not Yet Claimed                |                |                   |            | 15,384      |                           |
| Less Deferred Rates Debtors                |                |                   |            | (119,343)   |                           |
| Perented Mates Deprois                     |                |                   | _          | (118,040)   | _                         |

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CITY OF VINCENT NOTE 7 - DEBTOR REPORT FOR THE MONTH ENDED 28 FEBRUARY 2023

| DESCRIPTION                                | CURRENT   | 31-59 DAYS | 60-89 DAYS | OVER 90 DAYS | BALANCE   |
|--|-----------|------------|------------|--------------|-----------|
|  | \$        | \$         | \$         | \$           | \$        |
| DEBTOR CONTROL - HEALTH LICENCES           | 704       | 9,187      | 14,207     | 136,788      | 160,885   |
| DEBTOR CONTROL - CASH IN LIEU CAR PARKING  | 0         | 0          | 0          | 200,065      | 200,065   |
| DEBTOR CONTROL - PROPERTY INCOME           | 32,864    | 12,725     | 4,200      | 955          | 50,744    |
| DEBTOR CONTROL - RECOVERABLE WORKS         | 1,252     | 0          | 0          | 930          | 2,181     |
| DEBTOR CONTROL - OTHER                     | 5,999     | 350        | 0          | 86,127       | 92,476    |
| DEBTOR CONTROL - PLANNING SERVICES FEES    | 787       | 0          | (705)      | 734          | 816       |
| DEBTOR CONTROL - GST                       | (122,476) | (64,630)   | 0          | 8,695        | (178,411) |
| DEBTOR CONTROL - INFRINGEMENT              | 212,720   | 93,610     | 47,202     | 930,358      | 1,283,890 |
| PROVISION FOR DOUBTFUL DEBT (CURRENT)      | 0         | 0          | 0          | (219,546)    | (219,546) |
| IMPAIRMENT OF RECEIVABLES                  | 0         | 0          | 0          | (218,023)    | (218,023) |
| TOTAL DEBTORS OUTSTANDING AS AT 31/01/2023 | 131,851   | 51,241     | 64,903     | 927,082      | 1,175,077 |
|  | 11.2%     | 4.4%       | 5.5%       | 78.9%        |           |

 ACCRUED INCOME
 183,475

 ACCRUED INTEREST
 477,024

 PREPAYMENTS
 1,456,244

 TOTAL TRADE AND OTHER RECEIVABLES
 3,294,620

| PROPERTY INC   | OME, RECOVERABLE WORKS AND OTHER DEBTORS: | 146,217   |   |  |
|----------------|---|-----------|---|--|
| DATE           | SUNDRY DEBTORS OVER 90 DAYS               | AMOUNT    | DEBT DETAILS                                  | Comments   |
| 00/01/1900     | 00/01/1900                                | -         | -   | Final reminder issued before proceeding with legal action. |
| 11/03/2019     | Tennis Seniors Western Australia          | 5,728     | Building Insurance 2018/19 & 2019/20          | In the process to debt collection                          |
| 30/11/2022     | Leederville Cricket Club                  | 1,124     | Building Insurance 2022/23                    | Reminder being sent  |
| 23/02/2021     | Kre8 Constructions                        | 930       | Damaged to ROW 47 Redfern St                  | Liquidation - proof of debt sent                           |
| 04/11/2016     | C Caferelli                               | 27,861    | Breaches of Planning Development Act          | \$150 Monthly Repayment in progress from 8/02/22           |
| 21/01/2019     | Matthew Slinger                           | 15,485    | Outstanding court costs awarded to COV        | \$200 Fortnightly Repayment in progress                    |
| 09/07/2019     | R Cox                                     | 1,170     | Breach of condition of hall hire              | Sent to debt collection agency                             |
| 28/11/2019     | A Kindu                                   | 2,339     | Damage/vandalism to hired venue               | Sent to debt collection agency                             |
| 28/10/2021     | K Beykpour                                | 18,800    | Court fines and costs 155 Walcott St          | Have been handed over to FER                               |
| 13/10/2020     | D Bianchi                                 | 15,000    | Court fines and costs re: 193-195 Scarborough | \$200 Monthly suspended by FER till further notice         |
| 04/08/2022     | VT Ngo                                    | 7,835     | Court fines and costs awarded to COV          | \$200 Monthly Repayment in progress from Sep 2022          |
| BALANCE OF 90  | DAY DEBTORS OVER \$500                    | 96,271    |   |  |
| 6 AGING DEBT   | OVER 90 DAYS                              | 66%       |   |  |
|                |   |           |   |  |
| NFRINGEMENT    | DEBTORS:                                  | 1,283,890 |   |  |
| Refered to FER |   | 930,358   |   |  |
| 6 AGING DEBT   | OVER 90 DAYS                              | 72%       |   |  |

#### CITY OF VINCENT NOTE 8 - BEATTY PARK LEISURE CENTRE FINANCIAL POSITION AS AT 28 FEBRUARY 2023

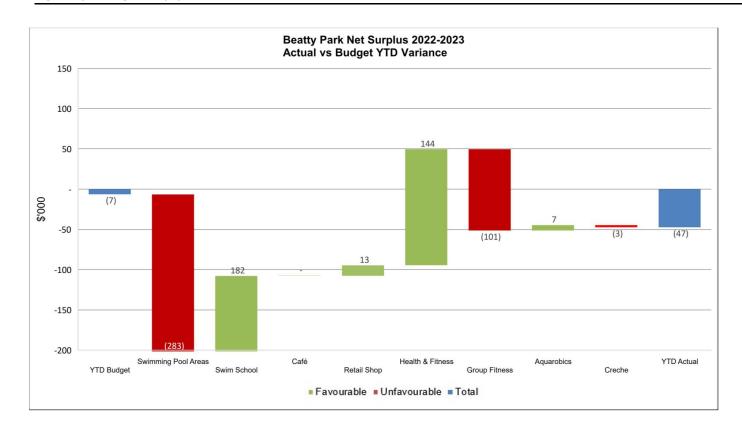


|                       | Original Budget | YTD<br>Budget | YTD<br>Actuals | YTD<br>Actuals | Month<br>Actuals | Month<br>Actuals |
|-----------------------|-----------------|---------------|----------------|----------------|------------------|------------------|
|                       | 2022/23         | Feb-23        | Feb-23         | Feb-22         | Feb-23           | Feb-22           |
| ADMINISTRATION        | \$              | \$            | \$             | \$             | \$               | \$               |
| Revenue               | 0               | 0             | 0              | (162,157)      | (99,617)         | (78,700)         |
| Expenditure           | 0               | 0             | 0              | 162,157        | 99,617           | 78,699           |
| Surplus/(Deficit)     | 0               | 0             | 0              | 0              | 0                | (1)              |
| SWIMMING POOLS AREA   |                 |               |                |                |                  |                  |
| Revenue               | 2,485,069       | 1,810,918     | 2,024,501      | 1,618,721      | 281,963          | 212,186          |
| Expenditure           | (4,308,508)     | (2,845,883)   | (3,342,949)    | (2,740,011)    | (513,924)        | (357,153)        |
| Surplus/(Deficit)     | (1,823,439)     | (1,034,965)   | (1,318,448)    | (1,121,290)    | (231,961)        | (144,967)        |
| SWIM SCHOOL           |                 |               |                |                |                  |                  |
| Revenue               | 1,773,386       | 1,108,378     | 1,260,571      | 887,010        | 147,586          | 164,294          |
| Expenditure           | (1,364,861)     | (902,473)     | (872,453)      | (654,084)      | (156,179)        | (101,644)        |
| Surplus/(Deficit)     | 408,525         | 205,905       | 388,118        | 232,926        | (8,593)          | 62,650           |
| <u>CAFÉ</u>           |                 |               |                |                |                  |                  |
| Revenue               | 0               | 0             | 0              | 0              | 0                | 0                |
| Expenditure           | 0               | 0             | 0              | (19)           | (3)              | (18)             |
| Surplus/(Deficit)     | 0               | 0             | 0              | (19)           | (3)              | (18)             |
| RETAIL SHOP           |                 |               |                |                |                  |                  |
| Revenue               | 654,714         | 534,940       | 499,324        | 466,765        | 78,062           | 64,137           |
| Expenditure           | (530,625)       | (406,232)     | (357,481)      | (337,877)      | (41,505)         | (38,620)         |
| Surplus/(Deficit)     | 124,089         | 128,708       | 141,843        | 128,888        | 36,557           | 25,517           |
| HEALTH & FITNESS      |                 |               |                |                |                  |                  |
| Revenue               | 1,852,993       | 1,421,606     | 1,677,886      | 1,448,390      | 229,465          | 174,661          |
| Expenditure           | (1,253,778)     | (835,149)     | (947,162)      | (862,382)      | (111,631)        | (102,054)        |
| Surplus/(Deficit)     | 599,215         | 586,457       | 730,724        | 586,008        | 117,834          | 72,607           |
| GROUP FITNESS         |                 |               |                |                |                  |                  |
| Revenue               | 662,458         | 503,018       | 588,132        | 515,338        | 79,337           | 60,953           |
| Expenditure           | (486,333)       | (325,241)     | (511,470)      | (404,976)      | (70,682)         | (64,129)         |
| Surplus/(Deficit)     | 176,125         | 177,777       | 76,662         | 110,362        | 8,655            | (3,176)          |
| AQUAROBICS            |                 |               |                |                |                  |                  |
| Revenue               | 259,411         | 197,826       | 245,284        | 205,477        | 32,619           | 26,362           |
| Expenditure           | (151,668)       | (102,614)     | (143,134)      | (109,221)      | (18,550)         | (17,984)         |
| Surplus/(Deficit)     | 107,743         | 95,212        | 102,150        | 96,256         | 14,069           | 8,378            |
| CRECHE                |                 |               |                |                |                  |                  |
| Revenue               | 69,719          | 51,542        | 60,625         | 52,514         | 8,048            | 6,553            |
| Expenditure           | (327,868)       | (217,149)     | (229,140)      | (181,953)      | (39,421)         | (24,326)         |
| Surplus/(Deficit)     | (258,149)       | (165,607)     | (168,515)      | (129,439)      | (31,373)         | (17,773)         |
| Net Surplus/(Deficit) | (665,891)       | (6,513)       | (47,466)       | (96,308)       | (94,815)         | 3,217            |
| Less: Depreciation    | (1,160,239)     | (773,496)     | (759,532)      | (766,241)      | (102,853)        | (95,558)         |
| Surplus/(Deficit)     | 494.348         | 766,983       | 712,066        | 669.933        | 8.038            | 98.775           |

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CITY OF VINCENT
NOTE 8 - STATEMENT OF FINANCIAL ACTIVITY
BY SERVICE - GRAPH
AS AT 28 FEBRUARY 2023





# 11.2 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 1 FEBRUARY 2023 TO 28 FEBRUARY 2023

Attachments: 1. Payments by EFT and Payroll February 23 🗓 🖫

2. Payments by Cheque February 23 I

3. Payments by Direct Debit February 23  $\downarrow$ 

### **RECOMMENDATION:**

That Council RECEIVES the list of accounts paid under delegated authority for the period 1 February 2023 to 28 February 2023 as detailed in Attachments 1, 2 and 3 as summarised below:

| EFT payments, including payroll       | \$4,394,032.72 |
|---------------------------------------|----------------|
| Cheques                               | \$469.30       |
| Direct debits, including credit cards | \$607,884.95   |

Total payments for February 2023 \$5,002,386.97

### **PURPOSE OF REPORT:**

To present to Council the list of expenditure and accounts paid for the period 1 February 2023 to 28 February 2023.

### **BACKGROUND:**

Council has delegated to the Chief Executive Officer (Delegation No. 2.2.18) the power to make payments from the City's Municipal and Trust funds.

In accordance with *Regulation 13(1)* of the *Local Government (Financial Management) Regulations 1996* a list of accounts paid by the Chief Executive Officer is to be provided to Council, where such delegation is made.

The list of accounts paid must be recorded in the minutes of the Council Meeting.

# **DETAILS:**

The Schedule of Accounts paid for the period 1 February 2023 to 28 February 2023, covers the following:

| FUND                                      | CHEQUE NUMBERS/<br>BATCH NUMBER | AMOUNT         |
|---|---------------------------------|----------------|
| Municipal Account (Attachment 1, 2 and 3) | BAICH NUMBER                    |                |
| EFT Payments                              | 2910 – 2918                     | \$3,012,418.05 |
| Payroll by Direct Credit                  | February 2023                   | \$1,381,614.67 |
| Sub Total                                 |                                 | \$4,394,032.72 |
| Cheques                                   |                                 |                |
| Cheques                                   | 82738-82739                     | \$469.30       |
| Sub Total                                 |                                 | \$469.30       |

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# **Direct Debits (including Credit Cards)**

| Sub Total                    | \$607,884.95 |
|------------------------------|--------------|
| Credit Cards                 | \$13,557.86  |
| Superannuation - contractors | \$7,023.65   |
| Bank Charges – CBA           | \$36,028.15  |
| Loan Repayments              | \$550,879.46 |
| Lease Fees                   | \$395.83     |

Total Payments \$5,002,386.97

# **CONSULTATION/ADVERTISING:**

Not applicable.

### LEGAL/POLICY:

Regulation 12(1) and (2) of the Local Government (Financial Management) Regulations 1996:

- "12. Payments from municipal fund or trust fund, restrictions on making
- (1) A payment may only be made from the municipal fund or the trust fund
  - if the local government has delegated to the CEO the exercise of its power to make payments from those funds — by the CEO; or
  - otherwise, if the payment is authorised in advance by a resolution of Council.
- (2) Council must not authorise a payment from those funds until a list prepared under regulation 13(2) containing details of the accounts to be paid has been presented to Council."

Regulation 13(1) and (3) of the Local Government (Financial Management) Regulations 1996:

- "13. Lists of Accounts
- (1) If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared
  - the payee's name;
  - the amount of the payment;
  - the date of the payment; and
  - sufficient information to identify the transaction.
- (2) A list prepared under sub regulation (1) is to be
  - presented to Council at the next ordinary meeting of Council after the list is prepared; and
  - recorded in the minutes of that meeting."

#### **RISK MANAGEMENT IMPLICATIONS**

Low: Management systems are in place that establish satisfactory controls, supported by the internal and external audit functions. Financial reporting to Council increases transparency and accountability.

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### 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:**

Expenditure covered in this report includes various projects, programs, services and initiatives that contribute to protecting/enhancing the City's built and natural environment and to improving resource efficiency.

# **PUBLIC HEALTH IMPLICATIONS:**

Expenditure covered in this report includes various projects, programs and services that contribute to the priority health outcomes within the City's *Public Health Plan 2020-2025*.

# FINANCIAL/BUDGET IMPLICATIONS:

All municipal fund expenditure included in the list of payments is in accordance with Council's annual budget.

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|            | Cre                                   | ditors Report - Payments by EFT and Payroll 01/02/23 to 28/02/23  |                  |
|------------|---------------------------------------|---|------------------|
|            |                                       | U1/U2/23 to 28/U2/23  |                  |
| Date       | Payee                                 | Description   | Amount           |
| 10/02/2023 | A Austin                              | Fitness instructor fees   | \$<br>377.00     |
| 24/02/2023 | A Duckworth                           | Design advisory meeting fee   | \$<br>440.00     |
| 24/02/2023 | A Duong                               | Rebate for purchase of reusable sanitary products   | \$<br>15.75      |
| 10/02/2023 | A Fink                                | Fitness instructor fees   | \$<br>464.23     |
| 10/02/2023 | A Team Printing                       | Printing services - BPLC  | \$<br>1,306.80   |
| 03/02/2023 | A&E Wilmot Superfund                  | Superannuation  | \$<br>6.28       |
| 24/02/2023 | Acurix Networks Pty Ltd               | Leederville wifi services - February 23   | \$<br>1,419.00   |
| 24/02/2023 | Advanced Spatial Technologies Pty Ltd | AutoCAD Annual subscription   | \$<br>3,107.50   |
| 24/02/2023 | Advancetag Pty Ltd                    | Security tags for retail shop - BPLC  | \$<br>385.00     |
| 10/02/2023 | Alchemy Saunas Pty Ltd                | Sauna monthly rental - BPLC   | \$<br>2,860.00   |
| 24/02/2023 | Allerding & Associates                | Professional fees - 596-598 Newcastle Street  | \$<br>1,650.00   |
| 24/02/2023 | Alsco Pty Ltd                         | Mat supplies - BPLC   | \$<br>842.11     |
| 24/02/2023 | AMG Home Builders Pty Ltd             | Refund of infrastructure bond   | \$<br>5,000.00   |
| 10/02/2023 | Ampol Australia Petroleum Pty Ltd     | Fuel and oils   | \$<br>26,746.23  |
| 10/02/2023 | AMS Technology Group Pty Ltd          | Programmed preventative maintenance BPLC  | \$<br>15,191.00  |
| 10/02/2023 | Andantino Pty Ltd T/A Outdoor World   | Refund of planning application fee  | \$<br>74.00      |
| 10/02/2023 | Anna Cappelletta                      | Fitness instructor fees   | \$<br>2,926.00   |
| 10/02/2023 | APARC                                 | Central management system, Ticketor enforcement, meter maintenance, sensors maintenance, software licensing and credit card test transactions | \$<br>49,133.98  |
| 24/02/2023 | APARC                                 | Credit card transactions - parking terminals  | \$<br>14,708.30  |
| 24/02/2023 |                                       | Consultation - BPLC changerooms refurbishment   | \$<br>1,795.53   |
| 24/02/2023 | , ,                                   | Lifeguard supplies  | \$<br>1,722.05   |
| 10/02/2023 |                                       | Postage charges   | \$<br>1.50       |
| 10/02/2023 |                                       | Commission charges  | \$<br>444.47     |
| 24/02/2023 | Australian Executor Trustees Limited  | Rates refund - due to overpayment   | \$<br>1,584.03   |
| 10/02/2023 | Australian HVAC Services Pty Ltd      | Air conditioning repairs - Subiaco Football club  | \$<br>924.55     |
| 24/02/2023 | •                                     | Air conditioning repairs - Menzies Park   | \$<br>1,576.30   |
| 10/02/2023 | ·                                     | Staff training - Leadership for introverts  | \$<br>1,382.00   |
| 03/02/2023 | Australian Services Union             | Payroll deduction   | \$<br>207.20     |
| 16/02/2023 | Australian Services Union             | Payroll deduction   | \$<br>207.20     |
| 03/02/2023 | Australian Taxation Office            | Payroll deduction   | \$<br>208,281.00 |
| 16/02/2023 |                                       | Payroll deduction   | \$<br>208,506.00 |
| 10/02/2023 | Award Contracting                     | Locating services - various locations   | \$<br>1,463.00   |
| 24/02/2023 | -                                     | Locating services - various locations   | \$<br>1,776.50   |
|            | B M Gerrits                           | Refund of infrastructure bond   | \$<br>3,000.00   |

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| Date       | Payee  | Description   |    | Amount    |
|------------|--|---|----|-----------|
| 10/02/2023 | BCITF Building & Construction Industry Training        | Levy collection for January 23                            | \$ | 7,598.75  |
| 10/02/2023 | BDD Australia Pty Ltd                                  | Milk supplies - BPLC                                      | \$ | 78.96     |
| 24/02/2023 | BDD Australia Pty Ltd                                  | Milk supplies - BPLC                                      |    | 73.10     |
| 10/02/2023 | Beaucott Property                                      | Rates refund - due to overpayment                         | \$ | 502.74    |
| 24/02/2023 | Benerin Electrical Services                            | Bus shelter maintenance William Street Perth              | \$ | 2,222.00  |
| 10/02/2023 | Blackwoods   | Hardware Supplies   | \$ | 1,317.13  |
| 24/02/2023 | Blackwoods   | Hardware supplies   | \$ | 1,774.37  |
| 24/02/2023 | Blue Heeler Trading                                    | Uniform supplies  | \$ | 172.92    |
| 10/02/2023 | BOC Limited  | Medical oxygen supplies                                   | \$ | 765.95    |
| 24/02/2023 | BOC Limited  | Medical oxygen supplies                                   | \$ | 110.04    |
| 24/02/2023 | Boral Construction Materials Group Limited             | Concrete supplies   | \$ | 2,471.61  |
| 10/02/2023 | Boyan Electrical Services                              | Electrical services - various locations                   | \$ | 43,288.16 |
| 24/02/2023 | Boyan Electrical Services                              | Electrical services - Hyde Park                           | \$ | 8,973.25  |
| 10/02/2023 | Briskleen Supplies Pty Ltd                             | Toiletry and cleaning products - BPLC                     | \$ | 1,115.25  |
| 24/02/2023 | Briskleen Supplies Pty Ltd                             | Sanipod service BPLC - January 23                         | \$ | 3,750.34  |
| 10/02/2023 | Bucher Municipal Pty Ltd                               | Plant repairs and maintenance                             | \$ | 1,650.02  |
| 24/02/2023 | Bucher Municipal Pty Ltd                               | Plant repairs and maintenance                             | \$ | 3,811.85  |
| 24/02/2023 | Budo Group Pty Ltd                                     | Toilet refurbishment - Margaret Kindergarten              | \$ | 77,113.30 |
| 10/02/2023 | Bunnings Trade   | Hardware Supplies   | \$ | 1,643.53  |
| 24/02/2023 | Bunnings Trade   | Hardware Supplies   | \$ | 1,470.33  |
| 10/02/2023 | C Beasley  | Fitness instructor fees                                   | \$ | 62.00     |
| 10/02/2023 | C Chambers   | Refund of infrastructure bond                             | \$ | 2,921.88  |
| 10/02/2023 | C Groenveld  | Part refund of Beatty Park Leisure Centre fees            | \$ | 227.67    |
| 10/02/2023 | C K Aylett   | Reimbursement - supplies for various City events          | \$ | 308.13    |
| 10/02/2023 | C M Mazza  | Part refund of Beatty Park Leisure Centre fees            | \$ | 440.00    |
| 10/02/2023 | C Rizzeri  | Refund of infrastructure bond                             | \$ | 1,500.00  |
| 10/02/2023 | C Saffer   | Fitness instructor fees                                   | \$ | 130.00    |
| 10/02/2023 | Capital Recycling                                      | Temporary fencing - Haynes/Sydney Street                  | \$ | 1,237.50  |
| 24/02/2023 | Castledine Gregory                                     | Professional fees - SAT hearing, 596-598 Newcastle Street | \$ | 5,313.00  |
| 10/02/2023 | Children's Book Council Of Australia Western Australia | Annual membership 2023                                    | \$ | 75.00     |
| 24/02/2023 | Chindarsi Architects                                   | Design advisory meeting fee                               | \$ | 440.00    |
| 10/02/2023 | Choiceone Pty Ltd                                      | Temporary staff - Parks                                   | \$ | 24,726.48 |
| 24/02/2023 | Choiceone Pty Ltd                                      | Temporary staff - Parks                                   | \$ | 18,149.00 |
| 24/02/2023 | Christou Design Group Pty Ltd                          | Design advisory meeting fee                               | \$ | 1,100.00  |
| 10/02/2023 | City Of Perth  | BA archive retrievals                                     | \$ | 468.57    |
| 10/02/2023 | City of Stirling                                       | Meals on Wheels - Dec 22                                  | \$ | 3,332.50  |
| 24/02/2023 | City of Stirling                                       | Meals on Wheels - Jan 23                                  | \$ | 1,432.60  |
| 03/02/2023 | City of Vincent  | Payroll deduction   | \$ | 708.35    |
| 16/02/2023 | City of Vincent  | Payroll deduction   | \$ | 692.38    |

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| Date       | Payee   | Description  | Amount           |
|------------|---|--|------------------|
| 03/02/2023 | City of Vincent Staff Social Club                   | Payroll deduction  | \$<br>466.00     |
| 16/02/2023 | City of Vincent Staff Social Club                   | Payroll deduction  | \$<br>468.00     |
| 24/02/2023 | City Toyota   | Vehicle service and repairs  | \$<br>637.73     |
| 24/02/2023 | Civil Engineering Assignments                       | Consultant fee - Capital projects assistance                                   | \$<br>1,856.25   |
| 10/02/2023 | Cleanaway   | Supply of bins - Spring markets  | \$<br>3,938.00   |
| 24/02/2023 | Cleanaway   | Residential recycling, waste bin collection and recyclable processing - Jan 23 | \$<br>111,270.03 |
| 10/02/2023 | Cleaver Street & Co                                 | Room Hire - West Perth community workshop                                      | \$<br>300.00     |
| 24/02/2023 | Coates Hire Operations Pty Ltd                      | Hire of breaker  | \$<br>311.35     |
| 10/02/2023 | Cockburn Cement Limited                             | Cement & Pallets   | \$<br>930.16     |
| 10/02/2023 | Cockburn Party Hire                                 | Citizenship chairs hire  | \$<br>550.00     |
| 10/02/2023 | Commercial Aquatics Australia                       | Replacement 1.50m circulation pump and maintenance services - indoor pool pump | \$<br>12,988.25  |
| 24/02/2023 | Commercial Aquatics Australia                       | Replace acid dosing pump for leisure pool and water treatment                  | \$<br>3,580.50   |
| 10/02/2023 | Compu-Stor  | Records digitisation and off-site storage                                      | \$<br>3,284.91   |
| 24/02/2023 | Connect Call Centre Services                        | After hours calls service - Jan 23   | \$<br>1,730.19   |
| 10/02/2023 | Contraflow Pty Ltd                                  | Traffic management services - Beaufort Street                                  | \$<br>18,301.81  |
| 24/02/2023 | Contraflow Pty Ltd                                  | Traffic management services - London Street                                    | \$<br>12,443.91  |
| 10/02/2023 | Corsign WA Pty Ltd                                  | Sign supplies - various  | \$<br>4,329.05   |
| 24/02/2023 | Corsign WA Pty Ltd                                  | Sign supplies - various  | \$<br>1,470.70   |
| 15/02/2023 | Cr A Castle   | Council meeting fee  | \$<br>1,984.25   |
| 15/02/2023 | Cr Ashley Wallace                                   | Council meeting fee  | \$<br>1,984.25   |
| 15/02/2023 | Cr D Loden  | Council meeting fee  | \$<br>1,984.25   |
| 15/02/2023 | Cr J Hallett  | Council meeting fee  | \$<br>1,984.25   |
| 15/02/2023 | Cr Ron Alexander                                    | Council meeting fee  | \$<br>1,984.25   |
| 15/02/2023 | Cr Ross Ioppolo                                     | Council meeting fee  | \$<br>1,984.25   |
| 15/02/2023 | Cr S Gontaszewski                                   | Council meeting fee  | \$<br>3,337.12   |
| 15/02/2023 | Cr Suzanne Worner                                   | Council meeting fee  | \$<br>1,984.25   |
| 24/02/2023 |   | Supply of oil  | \$<br>1,620.00   |
| 10/02/2023 |   | Fitness instructor fees  | \$<br>116.00     |
| 10/02/2023 | D G Butler  | Refund of infrastructure bond  | \$<br>275.00     |
| 10/02/2023 | D Morrison  | Performance - Citizenship ceremony   | \$<br>2,200.00   |
| 24/02/2023 | De.Mem-Capic Pty Ltd                                | Quarterly Water Treatment - BPLC January 23                                    | \$<br>211.20     |
| 10/02/2023 | Department of Mines, Industry Regulation and Safety | Building services levy collection  | \$<br>8,475.79   |
| 24/02/2023 | Department of Mines, Industry Regulation and Safety | Building services levy collection Nov 22 - additional payment                  | \$<br>61.65      |
| 10/02/2023 | Department of Planning Lands and Heritage           | Amended DAP fee - U1/554 Newcastle Street                                      | \$<br>9,027.00   |
| 24/02/2023 | Department of Premier and Cabinet                   | Government gazette advertising - local animal law                              | \$<br>2,485.50   |
| 03/02/2023 | Department of Social Services                       | Payroll deduction  | \$<br>818.42     |
| 16/02/2023 | Department of Social Services                       | Payroll deduction  | \$<br>1,331.68   |
| 24/02/2023 | Department of Transport                             | Vehicle ownership searches - Jan 23  | \$<br>1,742.45   |

| Date       | Payee   | Description  |    | Amount    |
|------------|---|--|----|-----------|
| 10/02/2023 | Devco Builders                                      | Maintenance and repairs - various locations                                    | \$ | 14,755.11 |
| 10/02/2023 | Devco Builders                                      | Bollard renewal - Forrest Park   | \$ | 27,671.60 |
| 24/02/2023 | Devco Builders                                      | Maintenance and repairs - various locations                                    | \$ | 6,119.46  |
| 24/02/2023 | DevelopmentWA                                       | CEO attendance - Property Council luncheon                                     | \$ | 180.00    |
| 24/02/2023 | Discus Digital Print                                | Supply of signs - BPLC   | \$ | 197.34    |
| 24/02/2023 | DNX Energy Pty Ltd                                  | Creation of LGCs for Beatty Park Power Station                                 | \$ | 1,989.18  |
| 24/02/2023 | Donegan Enterprises Pty Ltd                         | negan Enterprises Pty Ltd Playground repairs & maintenance - various locations |    | 12,595.00 |
| 10/02/2023 | Dulux Australia                                     | Paint supplies   | \$ | 188.43    |
| 24/02/2023 | E Bentley   | Reimbursement - Les Mills workshop & digital kits                              | \$ | 142.55    |
| 24/02/2023 | E Colombera   | Refund of infrastructure bond  | \$ | 1,000.00  |
| 10/02/2023 | E J Douglas   | Rates refund - due to overpayment  | \$ | 1,742.46  |
| 03/02/2023 | Easi Group  | Payroll deduction  | \$ | 564.59    |
| 16/02/2023 | Easi Group  | Payroll deduction  | \$ | 1,305.56  |
| 24/02/2023 | Elite Compliance Pty Ltd                            | Design services - North Perth Bowling and North Perth Town Hall                | \$ | 1,980.00  |
| 10/02/2023 | Ellenby Tree Farm Pty Ltd                           | Supply of plants and trees   | \$ | 1,032.90  |
| 24/02/2023 | Emerge Associates                                   | Modelling update - BPLC drainage investigation                                 | \$ | 2,200.00  |
| 10/02/2023 | F Child   | Part refund of Beatty Park Leisure Centre fees                                 | \$ | 175.50    |
| 24/02/2023 | F M Kalaf   | Rates refund - due to overpayment  | \$ | 434.25    |
| 10/02/2023 | Flexi Staff Group Pty Ltd                           | Temporary staff - various departments  | \$ | 31,547.19 |
| 24/02/2023 | Flexi Staff Group Pty Ltd                           | Temporary staff - various departments  | \$ | 11,198.21 |
| 10/02/2023 | Flick Anticimex Pty Ltd                             | Pest control services - Admin  | \$ | 56.06     |
| 24/02/2023 | Flick Anticimex Pty Ltd                             | Pest control services - various locations                                      | \$ | 1,356.49  |
| 10/02/2023 | Flyt Pty Ltd  | COV Cycling Plan 2023-28 - Task 2  | \$ | 7,480.00  |
| 10/02/2023 | Focus Networks                                      | Manage corporate WiFi, firewall and network                                    | \$ | 1,630.99  |
| 24/02/2023 | Focus Networks                                      | Manage corporate WiFi, firewall and network                                    | \$ | 18,946.40 |
| 10/02/2023 | Fothergill Enterprises Pty Ltd (Trading as Kubarz E | Bever Catering - BPLC event  | \$ | 3,006.90  |
| 24/02/2023 | G Arco  | Refund of infrastructure bond  | \$ | 2,000.00  |
| 24/02/2023 | Gather Foods  | Catering for City event - Boordiyas meeting                                    | \$ | 677.60    |
| 10/02/2023 | Giant Autos (1997) Pty Ltd                          | Vehicle service and repairs  | \$ | 982.00    |
| 10/02/2023 | Graffiti Force Pty Ltd                              | Graffiti removal services - various locations                                  | \$ | 7,216.00  |
| 03/02/2023 | Health Insurance Fund of WA                         | Payroll deduction  | \$ | 185.30    |
| 16/02/2023 | Health Insurance Fund of WA                         | Payroll deduction  | \$ | 185.30    |
| 10/02/2023 | Helene Pty Ltd t/as LO-GO Appointments              | Temporary staff - HR support   | \$ | 5,875.41  |
| 24/02/2023 | Helene Pty Ltd t/as LO-GO Appointments              | Temporary staff - HR support   | \$ | 3,819.28  |
| 24/02/2023 | Imagesource Digital Solutions                       | Printing services - BPLC   | \$ | 1,948.10  |
| 24/02/2023 | Initial Hygiene                                     | Sharps disposal services - Aug 22  | \$ | 700.04    |
| 10/02/2023 | Irrigation Australia Ltd                            | Irrigation supplies  | \$ | 193.90    |
| 24/02/2023 | iSUBSCRiBE Pty Ltd                                  | Library magazine subscriptions   | \$ | 979.43    |
| 10/02/2023 | J & K Hopkins                                       | Office furniture supplies - Admin  | \$ | 349.00    |

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| Date       | Payee   | Description   |    | Amount    |
|------------|---|---|----|-----------|
| 10/02/2023 | J Barwell   | Christmas bauble workshop - Library   | \$ | 360.00    |
| 10/02/2023 | J Chung   | Fitness instructor fees   | \$ | 290.00    |
| 10/02/2023 | J Fondacaro   | Reimbursement - Staff meeting catering  | \$ | 197.00    |
| 10/02/2023 | J Lowden  | Fitness instructor fees   | \$ | 284.20    |
| 10/02/2023 | J McPhee  | Fitness instructor fees   | \$ | 62.00     |
| 24/02/2023 | J P Marsland  | Fitness instructor fees   | \$ | 58.00     |
| 10/02/2023 | J Townend   | Refund of infrastructure bond   | \$ | 3,000.00  |
| 24/02/2023 | J Von Perger  | Refund of infrastructure bond   | \$ | 2,000.00  |
| 24/02/2023 | Jack Lockers  | Locker hire - Oct to Dec 22 (BPLC)  | \$ | 1,353.00  |
| 10/02/2023 | Janet Verburg                                       | Fitness instructor fees   | \$ | 386.00    |
| 10/02/2023 |   |   | \$ | 1,750.98  |
| 10/02/2023 |   |   | \$ | 275.00    |
| 10/02/2023 | K A Sharp   | Partial refund of dog registration  | \$ | 75.00     |
| 10/02/2023 | K Findlay   | Refund of Parking Permits   | \$ | 420.00    |
| 24/02/2023 | K L Martino   | Rates refund - due to overpayment   | \$ | 1,509.26  |
|            | K McCummiskey                                       | Fitness instructor fees   | \$ | 56.84     |
| 24/02/2023 | K Ward  | Design advisory meeting fee   | \$ | 400.00    |
| 24/02/2023 | K Yuen  | Part refund of Beatty Park Leisure Centre fees                                  | \$ | 147.74    |
| 10/02/2023 | Kashmiri Pandits Perth                              | Donation - painting comp. and exhibition  | \$ | 500.00    |
| 10/02/2023 | Kilmore Group Pty Ltd                               | Waterproofing external balcony - Admin (progress claim)                         | \$ | 58,786.06 |
| 10/02/2023 | Kingman Visual                                      | Replace lightbox graphics on two pylon street sign                              | \$ | 2,420.00  |
| 10/02/2023 |   | Cleaning supplies   | \$ | 2,081.20  |
| 24/02/2023 | Konica Minolta Business Solutions Australia Pty Ltd | Copy costs - BPLC   | \$ | 2,558.45  |
| 10/02/2023 | Kuditj Pty Ltd                                      | Catering services- Citizenship ceremony   | \$ | 1,171.50  |
| 10/02/2023 | L Stati   | Rates refund - due to overpayment   | \$ | 1,535.77  |
| 03/02/2023 | L.G.R.C.E.U.  | Payroll deduction   | \$ | 22.00     |
| 16/02/2023 | L.G.R.C.E.U.  | Payroll deduction   | \$ | 22.00     |
| 10/02/2023 |   | Structural assessment - Leederville Oval main grandstand, Structural design and | Ψ  |           |
|            | 5 5   | Geotech survey Litis stadium changerooms  | \$ | 30,401.25 |
| 10/02/2023 | Landgate  | Gross rental valuations for interims and land enquiries                         | \$ | 437.82    |
| 24/02/2023 | Landgate  | Land enquiries January 23   | \$ | 866.29    |
| 10/02/2023 | Leederville Cameras                                 | Printing services - Seniors flyers  | \$ | 31.00     |
| 10/02/2023 | Leo Heaney Pty Ltd                                  | Street tree watering and pruning services - various locations                   | \$ | 67,311.00 |
| 24/02/2023 | Leo Heaney Pty Ltd                                  | Street tree watering and pruning services - various locations                   | \$ | 17,787.00 |
| 10/02/2023 | Les Mills Asia Pacific                              | Registration and music fees   | \$ | 1,738.18  |
| 10/02/2023 | Les Mills Asia Pacific Industries                   | Purchase of gym equipment - BPLC  | \$ | 4,458.96  |
| 10/02/2023 | Line Marking Specialists                            | Line marking services - various location  | \$ | 3,902.80  |
| 24/02/2023 | Line Marking Specialists                            | Line marking services - various location  | \$ | 7,533.90  |
|            | Living Proud Incorporated                           | Staff training - Opening the closet   | \$ | 2,200.00  |

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| Date       | Payee                                       | Description   | Amount          |
|------------|---|---|-----------------|
| 24/02/2023 | Local Government Professionals Australia WA | Registration - 2023 Australasian management challenge | \$<br>5,885.00  |
| 10/02/2023 | Luke Riley Creative                         | Photography services - Citizenship ceremony           | \$<br>340.00    |
| 10/02/2023 | Lux Interiors                               | Refund of infrastructure bond                         | \$<br>2,000.00  |
| 10/02/2023 | M Barbas                                    | Rates refund - due to overpayment                     | \$<br>566.76    |
| 10/02/2023 | M G Jajko                                   | Fitness instructor fees                               | \$<br>116.00    |
| 24/02/2023 | M J Rowe                                    | Crossover subsidy - 12A Byron Street                  | \$<br>1,450.00  |
| 10/02/2023 | M L Brown                                   | Rates refund - due to overpayment                     | \$<br>22,411.84 |
| 10/02/2023 | M Slater                                    | Fitness instructor fees                               | \$<br>120.58    |
| 24/02/2023 | M Slater                                    | Fitness instructor fees                               | \$<br>120.58    |
| 24/02/2023 | Mackay Urban Design                         | Design advisory meeting fee                           | \$<br>440.00    |
| 10/02/2023 | Majestic Plumbing Pty Ltd                   | Plumbing services - various locations                 | \$<br>14,010.70 |
| 24/02/2023 | Majestic Plumbing Pty Ltd                   | Plumbing services - various locations                 | \$<br>946.00    |
| 24/02/2023 | Manheim Pty Ltd                             | Relocation and sale of abandoned vehicle              | \$<br>236.50    |
| 10/02/2023 | Margaret River Agencies                     | Soft beverage supplies for Council meetings           | \$<br>306.00    |
| 10/02/2023 | Market Creations Agency                     | Website customisation                                 | \$<br>3,087.70  |
| 10/02/2023 | Marketforce Pty Ltd                         | Advertising services - Public notices                 | \$<br>6,787.13  |
| 24/02/2023 | Marshall Beattie Pty Ltd                    | Exit gate repair- BPLC Reception                      | \$<br>533.50    |
| 24/02/2023 | Massey's Herd                               | Milk supplies - Depot                                 | \$<br>332.80    |
| 10/02/2023 | Masterprint Pty Ltd                         | Supply of plastic cards library                       | \$<br>1,109.02  |
| 24/02/2023 | Max Wax Auto Detailing                      | Vehicle detailing service                             | \$<br>104.50    |
| 15/02/2023 | Mayor E Cole                                | Council meeting fee                                   | \$<br>8,072.16  |
| 24/02/2023 | McIntosh & Son WA                           | Plant repairs and maintenance                         | \$<br>80.48     |
| 03/02/2023 | Mercer Spectrum                             | Superannuation  | \$<br>3,379.00  |
| 24/02/2023 | MessageMedia                                | SMS integrating for Phoenix                           | \$<br>198.33    |
| 10/02/2023 | Metal Artwork Creations                     | Supply of staff name badges - various departments     | \$<br>119.13    |
| 24/02/2023 | Metal Artwork Creations                     | Supply of staff name badges - various departments     | \$<br>208.18    |
| 10/02/2023 | Mindarie Regional Council                   | Processable and non processable waste                 | \$<br>32,681.62 |
| 24/02/2023 | Mindarie Regional Council                   | Processable and non processable waste                 | \$<br>36,745.71 |
| 24/02/2023 | My Best Friend Veterinary Centre            | Vet services Jan 23                                   | \$<br>2,068.00  |
| 24/02/2023 | N A Vrachnas                                | Fitness instructor fees                               | \$<br>174.00    |
| 24/02/2023 | N Bazan-Carr                                | Part refund of Beatty Park Leisure Centre fees        | \$<br>187.89    |
| 10/02/2023 | N L Cross                                   | Rates refund - due to overpayment                     | \$<br>61.03     |
| 24/02/2023 | N T Dong                                    | Rebate for purchase of reusable sanitary products     | \$<br>45.44     |
| 10/02/2023 | Natale Group Australia Pty Ltd              | Security services - BPLC                              | \$<br>1,801.25  |
| 10/02/2023 | NGIS Australia Pty Ltd                      | 3D geographic information system viewer               | \$<br>8,305.00  |
| 10/02/2023 | Nicholas Jolly & Associates                 | Fitness instructor fees                               | \$<br>223.30    |
| 10/02/2023 | Nightlife Music Pty Ltd                     | Crowd DJ February 23 - BPLC                           | \$<br>417.94    |
| 24/02/2023 | Node1 Internet                              | Fixed wireless internet charges - March               | \$<br>119.00    |
| 24/02/2023 | Noma Pty Ltd                                | Design advisory meeting fee                           | \$<br>1,430.00  |

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| Date       | Payee   | Description   | Amount          |
|------------|---|---|-----------------|
| 10/02/2023 | Northshore Unit Inc SES                               | FESA SES contribution - Q3 2023                       | \$<br>17,247.45 |
| 10/02/2023 | Nutrien Ag Solutions Limited (formerly Landmark Opera | a Supply of weedkiller                                | \$<br>3,894.00  |
| 10/02/2023 | O Dedic   | Reimbursement - admin milk supplies                   | \$<br>69.20     |
| 24/02/2023 | O Dedic   | Reimbursement - admin milk supplies                   | \$<br>72.10     |
| 10/02/2023 | Ocean Blue Construction Group                         | Refund of infrastructure bond                         | \$<br>3,000.00  |
| 24/02/2023 | Office of the Auditor General                         | Audit fee for the year ended June 2022                | \$<br>96,250.00 |
| 10/02/2023 | Officeworks Ltd                                       | Office supplies and consumables                       | \$<br>484.59    |
| 24/02/2023 | Officeworks Ltd                                       | Office supplies and consumables                       | \$<br>219.19    |
| 10/02/2023 | Open Systems Technology Pty Ltd (T/A CouncilFirst)    | Consultancy services - December 22 and January 23     | \$<br>28,642.90 |
| 10/02/2023 | Optima Press  | Printing services - reminder notices                  | \$<br>952.60    |
| 24/02/2023 | P A James   | Part refund of Beatty Park Leisure Centre fees        | \$<br>40.50     |
| 10/02/2023 | P Hicks   | Part refund of Beatty Park Leisure Centre fees        | \$<br>353.70    |
| 10/02/2023 | P M Turcinov  | Partial refund of dog registration                    | \$<br>30.00     |
| 24/02/2023 | P McHenry   | Part refund of Beatty Park Leisure Centre fees        | \$<br>24.71     |
| 10/02/2023 | P Tran  | Fitness instructor fees                               | \$<br>522.00    |
| 24/02/2023 | P Tran  | Fitness instructor fees                               | \$<br>232.00    |
| 24/02/2023 | Paint & Gather  | Faux stone effects workshop - Loftus Community centre | \$<br>400.00    |
| 10/02/2023 | Parks and Leisure Australia                           | Corporate membership renewal to 30.June 23            | \$<br>572.91    |
| 24/02/2023 | Parks and Leisure Australia                           | Staff training - workshop                             | \$<br>242.00    |
| 24/02/2023 | Paxon Business & Financial Services                   | Audit services - Fleet, assets and CCTV management    | \$<br>3,960.00  |
| 24/02/2023 | PeopleSense by Altius                                 | Counselling services - Jan 23                         | \$<br>2,189.00  |
| 24/02/2023 | Perth Geotechnics Pty Ltd                             | Geotechnical Investigation - Mount Hawthorn youth     | \$<br>4,125.00  |
| 24/02/2023 | Pixelcase Group Pty Ltd                               | Licence plate parking enforcement system              | \$<br>2,400.12  |
| 10/02/2023 | Planning Institute Australia                          | International Women's Day Breakfast                   | \$<br>855.00    |
| 24/02/2023 | Planning Institute Australia                          | Staff training - Planning for precincts               | \$<br>1,275.00  |
| 10/02/2023 | Plantrite   | Supply of plants                                      | \$<br>161.70    |
| 10/02/2023 | Pressure Masters                                      | Parts - High pressure gun                             | \$<br>121.00    |
| 10/02/2023 | PriceMark Pty Ltd                                     | Supply of 10 boxes of WAW Bands                       | \$<br>2,150.50  |
| 10/02/2023 | Pride Western Australia Inc                           | Festival & event sponsorship - Pride Fair             | \$<br>22,000.00 |
| 24/02/2023 | Prima Homes Nominees Pty Ltd                          | Refund of infrastructure bond                         | \$<br>3,000.00  |
| 10/02/2023 | Print and Sign Co                                     | Printing services - various departments               | \$<br>5,727.70  |
| 10/02/2023 | Pro Turf Services                                     | Supply and fit beacon                                 | \$<br>1,096.04  |
| 24/02/2023 | Pro Turf Services                                     | Plant repairs and maintenance                         | \$<br>2,327.60  |
| 10/02/2023 | Professional Tree Surgeons                            | Tree pruning and removal services - various locations | \$<br>11,727.93 |
| 24/02/2023 | Professional Tree Surgeons                            | Tree pruning and removal services - various locations | \$<br>8,041.55  |
| 10/02/2023 | Profounder Turfmaster Pty Ltd                         | Turf maintenance - Britannia Reserve                  | \$<br>2,585.00  |
| 24/02/2023 | Profounder Turfmaster Pty Ltd                         | Turf maintenance - Leederville Oval                   | \$<br>10,983.04 |
| 10/02/2023 | Protector Fire Services Pty Ltd                       | Fire equipment maintanence - BPLC                     | \$<br>2,916.61  |
| 24/02/2023 | Protector Fire Services Pty Ltd                       | Fire equipment maintenance - BPLC                     | \$<br>984.50    |

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| Date       | Payee                               | Description  |    | Amount    |
|------------|-------------------------------------|--|----|-----------|
| 10/02/2023 | Quality Press                       | Printing of the Access and Inclusion Plan  | \$ | 845.90    |
| 24/02/2023 | Quality Press                       | Printing services - corflutes  | \$ | 119.90    |
| 10/02/2023 | R Freitas                           | Fitness instructor fees  | \$ | 180.00    |
| 24/02/2023 | R Freitas                           | Fitness instructor fees  | \$ | 240.00    |
| 24/02/2023 | R La Bianca                         | Part refund of Beatty Park Leisure Centre fees                                     | \$ | 76.96     |
| 10/02/2023 | R Maher                             | Reimbursement - CCIWA webinar \$   |    | 41.43     |
| 10/02/2023 | R Ross                              | Reimbursement - catering for staff training  | \$ | 240.00    |
| 10/02/2023 | R.K Patel & S.R Patel               | Library newspaper delivery   | \$ | 91.20     |
| 24/02/2023 | R.K Patel & S.R Patel               | Library newspaper delivery   | \$ | 19.20     |
| 10/02/2023 | Rada & Neso Services                | Cleaning services - BPLC (January 23)  | \$ | 9,600.00  |
| 10/02/2023 | Raymond Lesley Espinos              | Fitness instructor fees  | \$ | 454.72    |
| 10/02/2023 | Regents Commercial                  | Rent - Barlee St CP February 23  | \$ | 11,564.23 |
| 10/02/2023 | Renew Property Maintenance          | Clearing rights of way & tipping fees - various locations                          | \$ | 15,933.50 |
| 24/02/2023 | Renew Property Maintenance          | Clearing rights of way & tipping fees and weed control cycle 3 - various locations |    |           |
|            |                                     |  | \$ | 13,464.00 |
| 10/02/2023 | Rental Management Australia         | Rates refund - due to overpayment  | \$ | 792.06    |
| 10/02/2023 | Rentokil Initial Pty Ltd            | Pest control services - BPLC   | \$ | 2,213.85  |
| 24/02/2023 | Rentokil Initial Pty Ltd            | Pest control services - BPLC   | \$ | 902.56    |
| 24/02/2023 | Repco                               | Auto part supplies   | \$ | 76.00     |
| 10/02/2023 | Retail Display Direct Pty Ltd       | Wall Mounted Ashtray   | \$ | 505.00    |
| 10/02/2023 | Retech Rubber                       | Repairs to softfall play area - various locations                                  | \$ | 3,382.50  |
| 24/02/2023 | Rockwater Pty Ltd                   | Geothermal monitoring review - BPLC  | \$ | 10,452.70 |
| 10/02/2023 | RPG Auto Electrics                  | Plant repairs and maintenance  | \$ | 4,094.63  |
| 24/02/2023 | RPG Auto Electrics                  | Plant repairs and maintenance  | \$ | 233.75    |
| 10/02/2023 | Rubek Automatic Doors               | Repair automatic door - Admin  | \$ | 253.00    |
| 24/02/2023 | S Conte                             | Film project - ANZAC Cottage   | \$ | 6,000.00  |
| 10/02/2023 | S E Stark                           | Part refund of Beatty Park Leisure Centre fees                                     | \$ | 281.78    |
| 10/02/2023 | S Kaur                              | Part refund of Beatty Park Leisure Centre fees                                     | \$ | 200.00    |
| 24/02/2023 | S Latham                            | Rebate for purchase of reusable sanitary products                                  | \$ | 50.00     |
| 10/02/2023 | S N Clarke                          | Rates refund - due to overpayment  | \$ | 890.50    |
| 10/02/2023 | S Patchett                          | Fitness instructor fees  | \$ | 360.00    |
| 24/02/2023 | S Patchett                          | Fitness instructor fees  | \$ | 360.00    |
| 10/02/2023 | S Smart                             | Fitness instructor fees  | \$ | 116.00    |
| 10/02/2023 | Sage Consulting Engineers           | Electrical consultancy - Leederville Oval  | \$ | 11,358.60 |
| 10/02/2023 | Sam's Repairs & Maintenance         | Sign installation and maintenance  | \$ | 4,678.30  |
| 24/02/2023 | Sam's Repairs & Maintenance         | Sign installation and maintenance  | \$ | 2,347.40  |
| 24/02/2023 | Sanax Medical & First Aid Supplies  | First aid supplies - BPLC  | \$ | 268.91    |
| 24/02/2023 | Sanderson's Outdoor Power Equipment | Plant repairs and maintenance  | \$ | 206.00    |
| 24/02/2023 | SAS Locksmiths                      | Key cutting and lock maintenance service   | \$ | 3,652.92  |

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| Date       | Payee                                   | Description   | Amount           |
|------------|---|---|------------------|
| 24/02/2023 | Scott Print                             | Printing services - bin tagging postcard                                  | \$<br>299.20     |
| 24/02/2023 | Sean Cappeau                            | Installation of stickers on signage - HB                                  | \$<br>1,206.00   |
| 10/02/2023 | Securus                                 | Security services - Woodville Reserve Pavilion                            | \$<br>826.30     |
| 24/02/2023 | SEEK Limited                            | Job adverts - Jan 23  | \$<br>2,425.56   |
| 10/02/2023 | ServiceFM Pty Ltd                       | Cleaning services and cleaning materials - various locations (October 22) | \$<br>32,081.77  |
| 24/02/2023 | ServiceFM Pty Ltd                       | Cleaning services and cleaning materials - various locations (January 23) | \$<br>45,410.16  |
| 24/02/2023 | Shaaron Taylor                          | Fitness instructor fees   | \$<br>210.00     |
| 24/02/2023 | Shred-X Pty Ltd                         | Security bin exchange - BPLC  | \$<br>121.40     |
| 10/02/2023 | Sigma Chemicals                         | Pool chemicals - BPLC   | \$<br>6,416.08   |
| 24/02/2023 | Sigma Chemicals                         | Pool chemicals - BPLC   | \$<br>2,852.52   |
| 10/02/2023 | Silvia Iurato                           | Fitness instructor fees   | \$<br>195.00     |
| 24/02/2023 | Silvia Iurato                           | Fitness instructor fees   | \$<br>130.00     |
| 24/02/2023 | Smoke and Mirrors AV                    | Supply of PA system - Citizenship ceremony                                | \$<br>1,053.50   |
| 10/02/2023 | SpacetoCo Pty Ltd                       | Facilities weekly reporting and financial handling                        | \$<br>1,320.00   |
| 10/02/2023 | Specialty Timber Flooring WA            | Floor resurfacing - Loftus Rec Centre                                     | \$<br>10,780.00  |
| 24/02/2023 | Specialty Timber Flooring WA            | Floor resurfacing - various locations                                     | \$<br>8,591.00   |
| 10/02/2023 | Speedo Australia Pty Ltd                | Merchandise - BPLC  | \$<br>18,960.15  |
| 24/02/2023 | Sportsworld Of WA                       | Merchandise - BPLC  | \$<br>15,838.35  |
| 10/02/2023 | St John Ambulance Western Australia Ltd | First aid kit for vehicle   | \$<br>279.80     |
| 24/02/2023 | St John Ambulance Western Australia Ltd | First aid kit servicing - Depot   | \$<br>111.21     |
| 10/02/2023 | St Patrick's Day WA Inc                 | St Patricks Day Funding 2023 - part payment                               | \$<br>5,500.00   |
| 10/02/2023 | Stannard Group Pty Ltd                  | Refund of infrastructure bond   | \$<br>5,000.00   |
| 03/02/2023 | Steeg Banham Superannuation Fund        | Superannuation  | \$<br>487.67     |
| 10/02/2023 | Stott Hoare                             | Supply of Tablet Batteries  | \$<br>792.00     |
| 10/02/2023 | StrataGreen                             | Garden equipment supplies - various                                       | \$<br>1,666.16   |
| 24/02/2023 | StrataGreen                             | Garden equipment supplies - backpack sprayers                             | \$<br>945.00     |
| 03/02/2023 | SuperChoice Services Pty Ltd            | Superannuation  | \$<br>392,881.52 |
| 10/02/2023 | Synergy                                 | Electricity and gas charges - various locations                           | \$<br>116,386.31 |
| 24/02/2023 | Synergy                                 | Electricity and gas charges - various locations                           | \$<br>27,186.79  |
| 24/02/2023 | T D Do                                  | Partial refund of dog registration  | \$<br>75.00      |
| 10/02/2023 | T Kim                                   | Refund of parking permit  | \$<br>210.00     |
| 10/02/2023 | T Lin                                   | Magic show and balloon twisting - Library                                 | \$<br>350.00     |
| 24/02/2023 | Technology One Ltd                      | GIS consulting services   | \$<br>2,156.00   |
| 10/02/2023 | Techworks Electrical Pty Ltd            | Electrical sub switchboard replacement - BPLC (progress claim)            | \$<br>36,203.44  |
| 10/02/2023 | Teena Smith                             | Fitness instructor fees   | \$<br>300.00     |
| 24/02/2023 | Teena Smith                             | Ftiness instructor fees   | \$<br>450.00     |
| 10/02/2023 | Telford Industries                      | Supply 2 off fine filter hammer head bag                                  | \$<br>442.20     |
| 24/02/2023 | The BBQ Man                             | BBQ, outdoor artwork & pressure cleaning services - various locations     | \$<br>4,845.22   |
| 10/02/2023 | The Factory (Australia) Pty Ltd         | Town Centre Christmas decorations - damage to fair                        | \$<br>495.00     |

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| Date       | Payee   | Description   | Amount          |
|------------|---|---|-----------------|
| 10/02/2023 | The Good Grocer Leederville IGA                     | Catering - Claisebrook community workshop                                   | \$<br>95.00     |
| 24/02/2023 | The Good Grocer Leederville IGA                     | Catering services - West Perth community workshop                           | \$<br>180.07    |
| 10/02/2023 | The Royal Life Saving Society Western Australia Inc | Servicing of AIDS memorial fountain, Hyde park water playground maintenance |                 |
|            |   | Jan 23, supply of lifeguard uniforms  | \$<br>8,214.79  |
| 03/02/2023 | The Trustee for Fergco Family Super Fund            | Superannuation  | \$<br>3,252.60  |
| 10/02/2023 | The Trustee for the Forever Project Trust           | Adult events - Library  | \$<br>1,650.00  |
| 24/02/2023 | The Trustee for the Forever Project Trust           | ESD campaign stage 5 - evaluation report                                    | \$<br>935.00    |
| 17/02/2023 | Thomson Geer Lawyers                                | Renewal of City of Vincent registered trademarks                            | \$<br>4,440.00  |
| 10/02/2023 | TJ Depiazzi & Sons                                  | Supply of mulch   | \$<br>4,138.30  |
| 24/02/2023 | TJ Depiazzi & Sons                                  | Supply of mulch   | \$<br>4,147.62  |
| 10/02/2023 | Tom Lawton - Bobcat Hire                            | Bobcat hire - various locations   | \$<br>5,152.40  |
| 24/02/2023 | Tom Lawton - Bobcat Hire                            | Bobcat hire - various locations   | \$<br>17,385.50 |
| 10/02/2023 | Total Packaging WA Pty Ltd                          | Supply of bin liners  | \$<br>4,259.20  |
| 10/02/2023 | Totally Workwear Mt Hawthorn                        | Uniform Supplies - various locations  | \$<br>2,452.90  |
| 24/02/2023 | Totally Workwear Mt Hawthorn                        | Uniform Supplies - various locations  | \$<br>1,578.60  |
| 24/02/2023 | Town of Victoria Park                               | LSL liability - Simon Duffecy   | \$<br>16,407.96 |
| 24/02/2023 | Training Momentum Pty Ltd                           | Training - Health and safety  | \$<br>880.00    |
| 10/02/2023 | Transition Town Vincent                             | Environmental grant 2022 - Food forest garden                               | \$<br>2,000.00  |
| 10/02/2023 | Tree Amigos   | Street trees and parks pruning/removal - various locations                  | \$<br>39,968.50 |
| 24/02/2023 | Tree Amigos   | Street trees and parks pruning/removal - various locations                  | \$<br>1,937.10  |
| 10/02/2023 | Truck Centre (WA) Pty Ltd                           | Truck repairs and maintenance   | \$<br>2,932.70  |
| 24/02/2023 | Tyrepower Osborne Park                              | Repairs and maintanence   | \$<br>44.00     |
| 10/02/2023 | Tyres4U Pty Ltd                                     | Tyre replacements and maintenance   | \$<br>1,108.58  |
| 10/02/2023 | Universal Bar                                       | Bar cart - Citizenship ceremony   | \$<br>1,325.50  |
| 10/02/2023 | Universal Diggers                                   | Plant hire - Depot  | \$<br>5,778.30  |
| 24/02/2023 | Universal Diggers                                   | Plant hire - Depot  | \$<br>9,205.08  |
| 10/02/2023 | V McGuire   | Welcome to Country - Citizenship ceremony                                   | \$<br>650.00    |
| 10/02/2023 | Van Ryt Industries                                  | Cubby house - Haynes Street Reserve   | \$<br>46,052.60 |
| 24/02/2023 | Veolia Recycling & Recovery Pty Ltd                 | Waste collection - BPLC Jan 23  | \$<br>2,500.34  |
| 24/02/2023 | WALGA   | WALGA Urban Forest Conference - Valuing                                     | \$<br>2,200.00  |
| 10/02/2023 | Wandoo Building Company                             | Refund of infrastructure bond   | \$<br>5,000.00  |
| 10/02/2023 | Water Corporation                                   | Water charges - various locations   | \$<br>9,445.08  |
| 24/02/2023 | Water Corporation                                   | Water charges - various locations   | \$<br>26,164.74 |
| 24/02/2023 | WATS Management Pty Ltd t/a Austraffic WA           | Traffic data collection - Grosvenor road trial                              | \$<br>23,839.20 |
| 10/02/2023 | WC Convenience Management Pty Ltd                   | Maintenance exeloos Jan 23 - various locations                              | \$<br>4,295.87  |
| 10/02/2023 | Webb & Brown-Neaves Pty Ltd                         | Refund of infrastructure bond   | \$<br>3,000.00  |
| 10/02/2023 | West Australian Newspapers Limited                  | Library newspaper delivery  | \$<br>1,247.99  |
| 10/02/2023 | West Coast Profilers Pty Ltd                        | Profiling services - Beaufort Street  | \$<br>14,097.16 |
| 10/02/2023 | Western Irrigation Pty Ltd                          | Reticulation repairs and maintenance  | \$<br>1,841.05  |

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| Date        | Payee                                 | Description                                 | Amount             |
|-------------|---------------------------------------|---|--------------------|
| 24/02/2023  | Western Irrigation Pty Ltd            | Reticulation repairs and maintenance        | \$<br>2,210.89     |
| 10/02/2023  | Western Metropolitan Regional Council | Processing FOGO waste January 23            | \$<br>24,252.18    |
| 24/02/2023  | Western Metropolitan Regional Council | Processing FOGO waste January 23            | \$<br>27,614.78    |
| 10/02/2023  | Western Power                         | Vegetation clearing - Stamford Street       | \$<br>1,987.03     |
| 10/02/2023  | Western Resource Recovery Pty Ltd     | Grease trap maintenance - Loftus Rec Centre | \$<br>316.25       |
| 24/02/2023  | Western Resource Recovery Pty Ltd     | Grease trap maintenance - Charles Veryard   | \$<br>216.70       |
| 24/02/2023  | West-Sure Group Pty Ltd               | Cash collection services January 23         | \$<br>452.00       |
| 10/02/2023  | Wilson Security                       | Security services - various locations       | \$<br>269.50       |
| 24/02/2023  | Wilson Security                       | Security services - Depot                   | \$<br>143.00       |
| 10/02/2023  | Winc Australia Pty Ltd                | Office supplies and consumables             | \$<br>857.55       |
| 24/02/2023  | Winc Australia Pty Ltd                | Office supplies and consumables             | \$<br>605.90       |
| 10/02/2023  | Woodlands Distributors Pty Ltd        | Supply of compostable dog waste bags        | \$<br>8,537.76     |
| 24/02/2023  | Work Health Professionals Pty Ltd     | Immunisation program - staff                | \$<br>739.20       |
| 24/02/2023  | Workwear Group Pty Ltd                | Uniform supplies - Library                  | \$<br>103.88       |
| 10/02/2023  | Worldwide East Perth                  | Printing services - various departments     | \$<br>1,034.00     |
| 24/02/2023  | Wow Wipes                             | Supply of anti bacterial wipes - BPLC       | \$<br>2,662.00     |
| 10/02/2023  | YogaNut                               | Fitness instructor fees                     | \$<br>189.00       |
| 24/02/2023  | YogaNut                               | Fitness instructor fees                     | \$<br>126.00       |
| 10/02/2023  | Yolande Gomez                         | Fitness instructor fees                     | \$<br>760.00       |
| 10/02/2023  | Zenien                                | CCTV maintenance - new switch Hip-E club    | \$<br>2,076.67     |
| 10/02/2023  | Zipform                               | Rates notices 2022/23 - 4th Instalment      | \$<br>6,193.71     |
|             |                                       |   | \$<br>3,012,418.05 |
| Payroll     |                                       |   |                    |
| 03/02/2023  |                                       |   | \$<br>604.73       |
| 14/02/2023  | -                                     |   | \$<br>692,692.59   |
| 28/02/2023  | Pay 18                                |   | \$<br>688,317.35   |
| Total Payro | oll                                   |   | \$<br>1,381,614.67 |
| Total Paym  | l<br>nents                            |   | \$<br>4,394,032.72 |

|                      |               | Creditors Repor                     | rt - Payments by Cheque   |       |        |
|----------------------|---------------|-------------------------------------|---------------------------|-------|--------|
| 01/02/23 to 28/02/23 |               |                                     |                           |       |        |
| Creditor             | Date          | Payee                               | Description               | Amoun | nt .   |
| 00082738             | 07/02/2023    | Petty Cash - Beatty Park Leisure Ce | Petty cash recoup 2.2.23  | \$    | 273.85 |
| 00082739             | 28/02/2023    | Petty Cash - Depot                  | Petty cash recoup 16.2.23 | \$    | 195.45 |
| Total Nett Ch        | eque Payments |                                     |                           | \$    | 469.30 |

|  |              | Creditors Report - Payme              | ents by Direct Debit                                    |                 |          |
|--|--------------|---------------------------------------|---|-----------------|----------|
|  |              | 01/02/23 to 2                         | 8/02/23   |                 |          |
|  |              |                                       |   |                 |          |
| Credit Card Transactions for the Perio |              | -                                     |   |                 |          |
| Card Holder                            | Date         | Payee                                 | Description   |                 | ount     |
| CEO                                    | 10/01/2023   | WA News                               | WA newspaper subscription - digital and paper           | \$<br><b>\$</b> | 83.60    |
|  |              |                                       |   | Þ               | 83.60    |
| Manager Marketing and Partnerships     | 10/01/2023   | Mailchimp                             | E-Newsletter  | \$              | 2,490.95 |
|  | 23/01/2023   | Asana.com                             | Marketing and Comms scheduling tool                     | \$              | 885.56   |
|  | 23/01/2023   | International transaction fee         | Marketing and Comms scheduling tool                     | \$              | 22.14    |
|  | 25/01/2023   | Shutterstock                          | Marketing and Partnerships monthly subscription         | \$              | 99.00    |
|  | 31/01/2023   | Facebook                              | Facebook boosts - Vincent Bike Network plan, smoke free | \$              | 133.22   |
|  |              |                                       |   | \$              | 3,630.87 |
| Council Liaison Officer                | 10/01/202    | 3 Officeworks                         | Biscuits - AGM  | Ф.              | 62.42    |
| Couricii Liaisoff Officei              |              |                                       |   | \$              | 63.13    |
|  |              | 3 Woolworths                          | Beverage supplies - Meetings                            | \$              | 74.47    |
|  |              | 3 Woolworths                          | Beverage supplies - Meetings                            | \$              | 19.53    |
|  | 31/01/2023   |                                       | Beverage supplies - Meetings                            | \$              | 45.20    |
|  | 31/01/2023   | Peoples cafeteria                     | Catering - Budget workshop                              | \$              | 225.00   |
|  |              |                                       |   | \$              | 427.33   |
| Branch Librarian                       | 19/01/2023   | SQ Margaret Cameron                   | Book supply - Under a venice moon                       | \$              | 30.00    |
|  | 20/01/2023   | WWC Communities                       | Working with children check                             | \$              | 87.00    |
|  | 20/01/2023   | Paypal LSMITHWAPTY                    | Book supply - Blood on Borneo                           | \$              | 59.80    |
|  | 20/01/2023   | Paypal LSMITHWAPTY                    | Book supply - Jack sues rhythm                          | \$              | 25.99    |
|  | 20/01/2023   | Paypal LSMITHWAPTY                    | Book supply - Ghost of the alkimos                      | \$              | 49.80    |
|  | 20/01/2023   | Post Leederville                      | Purchase of gift cards - staff awards                   | \$              | 53.55    |
|  | 20/01/2023   | Post Leederville                      | Purchase of gift cards - staff awards                   | \$              | 340.00   |
|  | 02/02/2023   | Booktopia Pty Ltd                     | Book supplies   | \$              | 169.62   |
|  |              | · · · · · · · · · · · · · · · · · · · |   | \$              | 815.76   |
| M                                      | 0=10.110.000 |                                       |   |                 |          |
| Manager ICT                            | 07/01/2023   | Twilio Sendgrid                       | Software API cost - email service BPLC booking system   | \$              | 133.56   |
|  | 07/01/2023   | International transaction fee         | Software API cost - email service BPLC booking system   | \$              | 3.34     |
|  | 20/01/2023   | Buildingpoint Aust                    | Sketchup software - COV landscape architect             | \$              | 440.00   |
|  | 20/01/2023   | Zoom                                  | Video conferencing                                      | \$              | 445.37   |
|  | 25/01/2023   | Easypark                              | Parking   | \$              | 3.29     |
|  | 31/01/2023   | R16 Trustico SSL                      | SSL security certificate                                | \$              | 422.64   |

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| Card Holder                              | Date       | Payee                                   | Description   | An  | nount                                 |
|--|------------|---|---|-----|---------------------------------------|
|  | 31/01/2023 | R16 Trustico SSL                        | SSL security certificate  | -\$ | 422.64                                |
|  | 01/02/2023 | Safetyculture                           | iAuditor mobile inspection app  | \$  | 396.00                                |
|  | 02/02/2023 | Assetsonar.com                          | ICT asset management  | \$  | 326.90                                |
|  | 02/02/2023 | International transaction fee           | ICT asset management  | \$  | 8.17                                  |
|  | 03/02/2023 | Intruder.io pro                         | External vulnerability testing  | \$  | 361.79                                |
|  | 03/02/2023 | International transaction fee           | External vulnerability testing  | \$  | 9.04                                  |
|  | 03/02/2023 | Deputy                                  | Online timesheet software   | \$  | 1,179.75                              |
|  | 05/02/2023 | Landis Technologies                     | Call centre for Customer service  | \$  | 1,269.45                              |
|  | 05/02/2023 | International transaction fee           | Call centre for Customer service  | \$  | 31.74                                 |
|  |            |   |   | \$  | 4,608.40                              |
| Procurement and Contracts Officer        | 09/01/2023 | CPA Australia Ltd                       | CPA Annual membership fee   | \$  | 790.00                                |
|  | 12/01/2023 | WA Police finance div                   | Abridge crash report for insurance claim refund   | -\$ | 49.10                                 |
|  | 12/01/2023 | Uni of Sydney                           | Training course - Online financial modelling - Finance  | \$  | 1,075.00                              |
|  | 13/01/2023 | Kogan.com                               | One year membership fee refund  | -\$ | 79.00                                 |
|  | 23/01/2023 | Moore Australia WA PL                   | Training - 2023 Annual budget workshop - Finance staff  | \$  | 1,848.00                              |
|  | 01/02/2023 | CBDC                                    | Workshop - Policy and place   | \$  | 407.00                                |
|  |            |   |   | \$  | 3,991.90                              |
| Total Corporate Credit Cards             |            |   |   | \$  | 13,557.86                             |
| Direct Debits                            |            |   |   |     |                                       |
| Lease Fees                               | 23/01/2023 | Pitney Bowes Leasing                    | Postal scales   | \$  | 395.83                                |
|  |            | ·                                       | Total Leasing   | \$  | 395.83                                |
|  |            |   |   |     |                                       |
| Loan Repayments                          |            | Treasury Corporation                    | Department Sport and Recreation Building, Loftus Centre,<br>Loftus Underground Car Park and Beatty Park Leisure<br>Centre | \$  | 550,879.46                            |
| Loan Repayments<br>Bank Fees and Charges |            | Treasury Corporation  Commonwealth Bank | Loftus Underground Car Park and Beatty Park Leisure   | \$  | 550,879.46<br>36,028.15               |
|  |            |   | Loftus Underground Car Park and Beatty Park Leisure<br>Centre   | •   | · · · · · · · · · · · · · · · · · · · |

Item 11.2- Attachment 3

#### **INVESTMENT REPORT AS AT 28 FEBRUARY 2023** 11.3

#### Attachments:

1. Investment Statistics as at 28 February 2023 J



#### **RECOMMENDATION:**

That Council NOTES the Investment Statistics for the month ended 28 February 2023 as detailed in Attachment 1.

#### **PURPOSE OF REPORT:**

To advise Council of the nature and value of the City's Investments as at 28 February 2023 and the interest amounts earned YTD.

#### **BACKGROUND:**

The City's surplus funds are invested in bank term deposits for various terms to facilitate maximum investment returns in accordance with 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:**

# Summary of key investment decisions in this reporting period

A total of \$8m matured and \$7m was invested in February 2023 to capitalise on the favourable interest rates offered while maintaining an optimum level of cash flow.

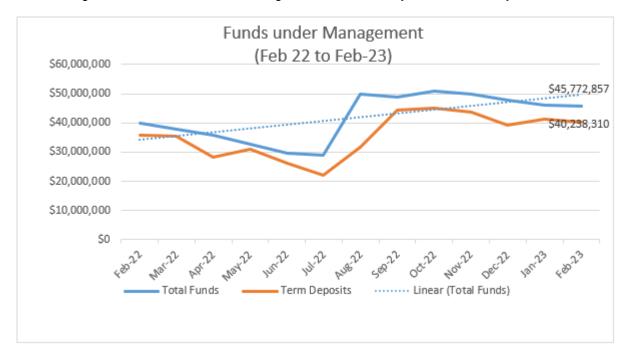
# **Investment Status**

The City's investment portfolio is diversified across several accredited financial institutions.

As at 28 February 2023, the total funds held in the City's operating accounts (including on call) was \$45,772,857 compared to \$39,989,322 for the period ended 28 February 2022. All funds are interest bearing as at 28 February 2023.

The total term deposit investments for the period ended 28 February 2023 were \$40,238,310 compared to \$35,964,808 for the period ended 28 February 2022.

Item 11.3 Page 241 The following chart shows funds under management from February 2022 to February 2023:



#### **Interest Status**

Total accrued interest earned on investments as at 28 February2023 is:

| Total Accrued Interest Earned on Investment | Budget<br>Adopted | Budget<br>YTD | Actual<br>YTD | % of YTD<br>Budget |
|---|-------------------|---------------|---------------|--------------------|
| Municipal                                   | \$120,000         | \$80,000      | \$502,804     | 628.5%             |
| Reserve                                     | \$80,000          | \$53,336      | \$284,795     | 534.0%             |
| Subtotal                                    | \$200,000         | \$133,336     | \$787,599     | 590,7%             |
| Leederville Gardens Inc Surplus Trust*      | \$0               | \$0           | \$70,705      | N/A                |
| Total                                       | \$200,000         | \$133,336     | \$858,304     | 643,7%             |

<sup>\*</sup>Interest estimates for Leederville Gardens Inc. Surplus Trust were not included in the 2022/22 Budget as actual interest earned is restricted.

The City has a weighted average interest rate of 3.68% for current investments compared to the Reserve Bank 90 day accepted bill rate for February 2023 of 3.46%.

#### **Sustainable Investments**

The City's investment policy requires that in the first instance, the City considers rate of return of the fund. All things being equal, the City then prioritises funds with no current record of funding fossil fuels. The City can increase the number of non-fossil fuel investments but will potentially result in a lower rate of return.

Administration utilises a platform called 'Yield Hub' to ascertain the level of exposure banks have in fossil fuel activities and to determine daily interest rates published by banks.

The investment guidelines which is the supplementary document to the Council Investment Policy has been updated to increase the maximum exposure limits to divested institutions, this has now been increased to 90% as reflected in the below table. The majority of divested institutions lie within A-2 and A-1+ categories.

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| Short Term<br>Rating (Standard<br>& Poor's) or<br>Equivalent | Direct Investigation  Maximum 9  one institut | ∕₀with any       | Maximum % of Total Portfolio |       |  |
|--|---|------------------|------------------------------|-------|--|
|  | Guideline                                     | Current position | Guideline Current po         |       |  |
| A1+  | 30%   | 20.6%            | 90%                          | 32.7% |  |
| A-1  | 25%   | 15.3%            | 90%                          | 15.3% |  |
| A-2  | 20%   | 14.1%            | 90%                          | 52.0% |  |

Administration will continuously explore options to ascertain if a balanced investment strategy can be developed where investments in divested banks can be increased with a minimal opportunity cost of loss in interest rate returns for instances when banks not divested in fossil fuel activities offer a higher rate of return.

### **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:

This does not contribute to any specific sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*, however focussing on non-fossil fuel investments contributes to a Sustainable Environment.

### **PUBLIC HEALTH IMPLICATIONS:**

This does not contribute to any public health outcomes of the City's Public Health Plan 2020-2025.

# 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.

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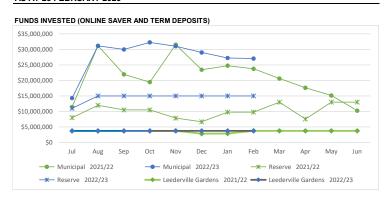
# CITY OF VINCENT CURRENT INVESTMENT HOLDING AS AT 28 FEBRUARY 2023

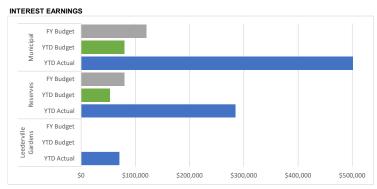
| Funds                                 | Institution                    | Investment<br>Date | Maturity<br>Date | Interest<br>Rate | Principal<br>\$ |
|---------------------------------------|--------------------------------|--------------------|------------------|------------------|-----------------|
| OPERATING ACCOUNTS                    |                                | Date               | Date             | Nate             | Ψ               |
| Municipal                             | Commonwealth Bank of Australia |                    |                  | 3.10%            | 1,461,158       |
| Municipal                             | Commonwealth Bank of Australia | Ongoing 3.45%      |                  | 3.45%            | 4,073,389       |
| Total Operating Funds                 |                                |                    |                  |                  | 5,534,547       |
| TERM DEPOSITS                         |                                |                    |                  |                  |                 |
| Leederville Gardens Inc Surplus Trust | Members Equity Bank            | 19/05/2022         | 19/05/2023       | 3.15%            | 19,060          |
| Leederville Gardens Inc Surplus Trust | MyState Bank                   | 30/06/2022         | 30/06/2023       | 4.00%            | 1,960,457       |
| Leederville Gardens Inc Surplus Trust | Beyond Bank                    | 04/11/2022         | 03/11/2023       | 4.55%            | 850,117         |
| Leederville Gardens Inc Surplus Trust | National Australia Bank        | 12/01/2023         | 11/01/2024       | 4.53%            | 908,677         |
| Municipal                             | Macquarie Bank                 | 22/03/2022         | 22/03/2023       | 1.25%            | 4,500,000       |
| Municipal                             | MyState Bank                   | 29/09/2022         | 12/04/2023       | 4.20%            | 4,500,000       |
| Municipal                             | Beyond Bank                    | 04/11/2022         | 03/06/2023       | 4.40%            | 3,500,000       |
| Municipal                             | Beyond Bank                    | 13/01/2023         | 13/06/2023       | 4.21%            | 2,000,000       |
| Reserve                               | Macquarie Bank                 | 29/03/2022         | 29/03/2023       | 1.60%            | 2,500,000       |
| Reserve                               | Members Equity Bank            | 19/05/2022         | 19/05/2023       | 3.15%            | 4,000,000       |
| Reserve                               | AMP Bank                       | 04/08/2022         | 04/08/2023       | 4.20%            | 4,000,000       |
| Reserve                               | National Australia Bank        | 12/01/2023         | 11/01/2024       | 4.53%            | 4,500,000       |
| Municipal                             | Bank of Queensland             | 20/02/2023         | 30/06/2023       | 4.20%            | 3,000,000       |
| Municipal                             | National Australia Bank        | 20/02/2023         | 20/02/2024       | 4.80%            | 4,000,000       |
| Total Term Deposits                   |                                |                    |                  |                  | 40,238,310      |
| Total Investment Including At Call    |                                |                    |                  |                  | 45,772,857      |

# CITY OF VINCENT INVESTMENT PORTFOLIO AS AT 28 FEBRUARY 2023

|  | Municipal             | Reserve    | Leederville<br>Gardens Inc<br>Surplus Trust | Total      | Total  |
|--|-----------------------|------------|---|------------|--------|
|  | \$                    | \$         | \$  | \$         | %      |
| BY INVESTMENT HOLDINGS                       |                       |            |   |            |        |
| Municipal Account                            | 1,461,158             | 0          | 0   | 1,461,158  | 3.2%   |
| Online Saver                                 | 4,073,389             | 0          | 0   | 4,073,389  | 8.9%   |
| Term Deposits                                | 21,500,000            | 15,000,000 | 3,738,310                                   | 40,238,310 | 87.9%  |
| _  | 27,034,547            | 15,000,000 | 3,738,310                                   | 45,772,857 | 100.0% |
| BY INSTITUTION                               |                       |            |   |            |        |
| Bank of Queensland                           | 3,000,000             | 0          | 0   | 3,000,000  | 6.6%   |
| Commonwealth Bank of Australia               | 5,534,547             | 0          | 0   | 5,534,547  | 12.1%  |
| Beyond Bank                                  | 5,500,000             | 0          | 850,117                                     | 6,350,116  | 13.9%  |
| Members Equity Bank                          | 0                     | 4,000,000  | 19,060                                      | 4,019,060  | 8.8%   |
| National Australia Bank                      | 4,000,000             | 4,500,000  | 908,677                                     | 9,408,677  | 20.6%  |
| Macquarie Bank                               | 4,500,000             | 2,500,000  | 0   | 7,000,000  | 15.3%  |
| MyState Bank                                 | 4,500,000             | 0          | 1,960,457                                   | 6,460,457  | 14.1%  |
|  | 27,034,547            | 11,000,000 | 3,738,310                                   | 41,772,857 | 91.26% |
| BY CREDIT RATINGS (SHORT-TERM ISSUE)         |                       |            |   |            |        |
| A-1+   | 9,534,547             | 4,500,000  | 908,676                                     | 14,943,223 | 32.7%  |
| A-1  | 4,500,000             | 2,500,000  | 0   | 7,000,000  | 15.3%  |
| A-2  | 13,000,000            | 8,000,000  | 2,829,634                                   | 23,829,634 | 52.0%  |
|  | 27,034,547            | 15,000,000 | 3,738,310                                   | 45,772,857 | 100.0% |
| BY TERMS                                     |                       |            |   |            |        |
| 0-30 days                                    | 5,534,547             | 0          | 0   | 5,534,547  | 12.1%  |
| •  |                       |            |   |            |        |
| 91-180 days                                  | 5,000,000             | 0          | 0   | 5,000,000  | 10.9%  |
| 181-270 days                                 | 8,000,000             | 0          | 0   | 8,000,000  | 17.5%  |
| 271-365 days                                 | 8,500,000             | 15,000,000 | 3,738,310                                   | 27,238,310 | 59.5%  |
|  | 27,034,547            | 15,000,000 | 3,738,310                                   | 45,772,857 | 100.0% |
| BY MATURITY                                  |                       |            |   |            |        |
| 0-30 days                                    | 10,034,547            | 2,500,000  | 0   | 12,534,547 | 27.4%  |
| 31-90 days                                   | 4,500,000             | 4,000,000  | 19,059                                      | 8,519,059  | 18.6%  |
| 91-180 days                                  | 8,500,000             | 4,000,000  | 1,960,457                                   | 14,460,457 | 31.6%  |
| 181-270 days                                 | 0                     | 0          | 850,117                                     | 850,117    | 1.9%   |
| 271-365 days                                 | 4,000,000             | 4,500,000  | 908,677                                     | 9,408,677  | 20.6%  |
|  | 27,034,547            | 15,000,000 | 3,738,310                                   | 45,772,857 | 100.0% |
| BY FOSSIL FUEL EXPOSURE (as determined by ww | vw.marketforces.org.a | u)         |   |            |        |
| Fossil Fuel Investments                      | 17,034,547            | 11,000,000 | 908,676                                     | 28,943,223 | 63.2%  |
| Non Fossil Fuel Investments                  | 10,000,000            | 4,000,000  | 2,829,634                                   | 16,829,634 | 36.8%  |
|  | 27,034,547            | 15,000,000 | 3,738,310                                   | 45,772,857 | 100.0% |

#### CITY OF VINCENT INVESTMENT PERFORMANCE AS AT 28 FEBRUARY 2023

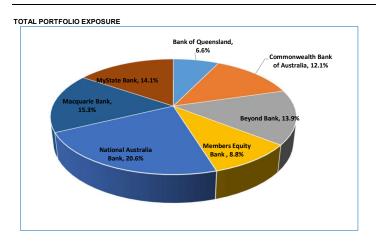




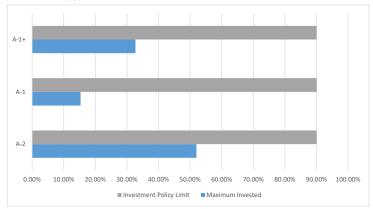
#### INTEREST RATE COMPARISON

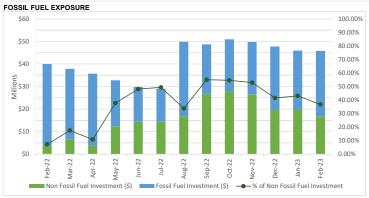


#### CITY OF VINCENT INVESTMENT POLICY COMPLIANCE AS AT 28 FEBRUARY 2023



#### TOATL CREDIT EXPOSURE





\* Selection of non fossil fuel investments is based on information provided by www.marketforces.org.au.

# CITY OF VINCENT INVESTMENT INTEREST EARNINGS AS AT 28 FEBRUARY 2023

|   | YTD        | PY YTD     | FY      | PY FY    |  |
|---|------------|------------|---------|----------|--|
|   | 28/02/2023 | 28/02/2022 | 2022/23 | 2021/22  |  |
| MUNICIPAL FUNDS                                     | \$         | \$         | \$      | \$       |  |
| Budget  | 80,000     | 53,098     | 120,000 | 100,000  |  |
| Interest Earnings                                   | 502,804    | 57,986     | 502,804 | 98,791   |  |
| % Income to Budget                                  | 628.5%     | 109.2%     | 419.0%  | 98.6%    |  |
|   |            |            |         |          |  |
| RESERVE FUNDS                                       |            |            |         |          |  |
| Budget  | 53,336     | 72,832     | 80,000  | 100,000  |  |
| Interest Earnings                                   | 284,795    | 30,945     | 284,795 | 80,469   |  |
| % Income to Budget                                  | 534.0%     | 42.5%      | 356.0%  | 80.5%    |  |
|   |            |            |         |          |  |
|   |            |            |         |          |  |
| LEEDERVILLE GARDENS INC SURPL                       | US TRUST   |            |         |          |  |
| Budget  | 0          | 0          | 0       | 0        |  |
| Interest Earnings                                   | 70,705     | 50,090     | 70,705  | 58,921   |  |
| % Income to Budget                                  | 0.0%       | 0.0%       | 0.0%    | 0.0%     |  |
|   |            |            |         |          |  |
|   |            |            |         |          |  |
| TOTAL   |            |            |         |          |  |
| Budget  | 133,336    | 125,930    | 200,000 | 200,000  |  |
| Interest Earnings                                   | 858,304    | 139,021    | 858,304 | 238,180  |  |
| % Income to Budget                                  | 643.7%     | 110.4%     | 429.2%  | 119.1%   |  |
|   |            |            |         |          |  |
| TOTAL (EXCL. LEEDERVILLE GARDENS INC SURPLUS TRUST) |            |            |         |          |  |
| Budget  | 133,336    | 125,930    | 200,000 | 200,000  |  |
| Interest Earnings                                   | 787,599    | 88,931     | 787,599 | 179,259  |  |
| % Income to Budget                                  | 590.7%     | 70.6%      | 393.8%  | 89.6%    |  |
|   |            |            |         |          |  |
| Variance  | 654,263    | (36,999)   | 587,599 | (20,741) |  |
| % Variance to Budget                                | 490.7%     | (29.4%)    | 293.8%  | (10.4%)  |  |

#### 11.4 ADVERTISING OF AMENDED POLICY - PURCHASING POLICY

#### Attachments:

Amended Purchasing Policy J 1.



### **RECOMMENDATION**

That Council PREPARES an amendment to Purchasing Policy, included in Attachment 1, for the purpose of community consultation, pursuant to the City's Policy Development and Review Policy and Community Stakeholder Engagement Policy.

### **PURPOSE OF REPORT:**

For Council to approve, for the purpose of community consultation, the new/proposed amendments to the Purchasing Policy as detailed at Attachment 1.

#### **BACKGROUND:**

The requirement of provisions outlined in clause 1.3 of the Policy Development and Review Policy were presented to Council Members though the monthly Policy Paper on 28 October 2022.

The amended Purchasing Policy was further presented to the Audit Committee on 2 March 2023 where it was approved for Council Briefing.

The City of Vincent Purchasing Policy (the Policy) was first developed and adopted by Council in 2007. The Policy was originally established to ensure that the City of Vincent's (the City) procurement practices and processes were compliant with relevant legislation, to ensure consistency across all operational areas for purchasing activities and to deliver a best practice approach for all City procurements.

The Policy has been reviewed and amended, as required, every five years. The Policy was last reviewed and adopted by Council on 17 November 2020 in response to the mandatory tender threshold increase from \$150,000 to \$250,000 due to the impact of COVID-19. A further change included amending the required number of quotations for pre-qualified suppliers for the first two thresholds.

Although the next scheduled review of the Purchasing Policy is not until 2024, a recent review of the City's procurement practices have identified key areas for improvement including:

- Strengthening the alignment with the City's Strategic Community Plan Priorities and Purchasing Principles:
- Improving the ability to easily purchase goods and/or services from local suppliers, Aboriginal and Torres Strait Islander businesses and disability businesses; and
- Improving productivity and administrative efficiencies for low value, low risk purchases.

# **DETAILS:**

There are five (5) proposed amendments to the Purchasing Policy which are as follows:

- 1. Amending the purchasing thresholds;
- Amending the required number of quotations for preferred supplier panels: 2.
- 3. Amending the Contract Management Framework threshold for the requirement of a formal contract:
- 4. Separating and amending the Aboriginal and Torres Strait Islander and Disability Enterprise principles; and
- 5. Amending the procurement exemptions.

#### 1. **Purchasing Thresholds**

The City's purchasing thresholds have been in place since the inception of the Purchasing Policy. The thresholds have not been updated to reflect the rising cost of goods and services, best practice procurement or the opportunity to improve the productivity and efficiency of staff for low value, low risk purchases.

Item 11.4 Page 249 The City is undertaking an increasing number of procurements each year and the thresholds should be updated to reflect the current financial climate. This will assist the City to reduce red tape and improve efficiencies for low value and low risk purchases.

Further to amending the purchasing thresholds it is recommended that the required number of quotations for pre-qualified suppliers (i.e. WALGA Panel of Preferred Suppliers and the WA Government's Common Use Arrangements (CUA)) be reduced for low value low risk purchases.

Pre-qualified suppliers have already been assessed for value-for-money, insurances, bespoke and robust contract conditions and organisational and financial capability, therefore a more direct approach with these suppliers should be encouraged.

There is no recommended change to the legislative regulated Over \$250,000 threshold level.

The reasons for amending the threshold levels are as follows:

 Ability to easily engage Aboriginal and Torres Strait Islander businesses, Disability businesses and local suppliers
 Raising the first threshold level to \$2,000 will make it easier for staff to directly engage

Raising the first threshold level to \$2,000 will make it easier for staff to directly engage Aboriginal and Torres Strait Islander consultants/speakers, Disability speakers and local suppliers for low value low risk goods or services without having to go through a competitive or exemption process.

Having the ability and freedom to directly engage Aboriginal and Torres Strait Islander businesses for low value low risk purchases will contribute towards the City's Innovate Reconciliation Action Plan 2022 – 2024 Action and Deliverable 13 - Increase Aboriginal and Torres Strait Islander supplier diversity within our organisation to support improved economic and social outcomes. In 2021 -2022 there were 96 payments made to an Aboriginal and / or Torres Strait Islander business with 75% of these payments up to \$2,000 (excl GST) in value and 89% of those requiring a competitive (i.e. multiple quotes) process.

• Optimise operational productivity for low value, low risk procurements

The current threshold level for direct purchase is very low as it requires officers to seek multiple written quotes for spend over \$200.

Administration conducted an in-depth analysis on the types and volumes of purchases for each threshold. The analysis revealed that most purchases in the lower value thresholds were for time-critical requirements. An audit conducted on purchases up to \$2,000 revealed that most purchases were low risk and included hardware, stationary orders, printing costs, catering, training courses and subscriptions.

The requirement for seeking two written quotes ends up costing the City time and money whilst delivering no value, coupled with the delays creating bottlenecks and risks in not being able to deliver the required goods or services on time.

# Consistent threshold levels across local governments

Administration conducted a review of threshold levels across 13 metropolitan and regional local governments. The purpose of this review was to benchmark the City's threshold levels and requirements with other local governments.

The review revealed that the City is the only local government out of the 13 councils that has a threshold level below \$1,000. The threshold levels that are being recommended below align with other local governments, particularly for the first threshold, and with WALGA's procurement governance advice on threshold levels. The breakdown of data for the first threshold level is as follows:

2.

- Three local governments had \$0 \$1,000
- Four local governments had \$0 \$2,000
- One local government had \$0 \$3,000
- o Four local governments had \$0 \$5,000

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# 2. Reducing the required number of quotes for prequalified suppliers:

In 2020 the City amended the Purchasing Policy to reflect the increase of the mandatory tender threshold from \$150,000 to \$250,000 due to the impact of COVID-19. In additional it was decided to raise the required number of quotations for prequalified suppliers (i.e. WALGA and WA State Government Common Use Arrangements) from direct purchase to two (2) quotations for the \$201 - \$5,000 threshold and \$5,000 - \$20,000 threshold. The reasoning behind this decision was that it was thought this would ensure that staff were receiving the best offer from the panel of prequalified suppliers.

The increase to the required number of quotations has been trialled for the past two years and in practice, it has been found to add no value while effectively doubling the amount of time and work required by staff to purchase from these panels. A comprehensive assessment is undertaken on all suppliers to qualify for inclusion on the panels of prequalified suppliers with WALGA and the WA Governments CUA. This assessment includes:

- value for money by ensuring the supplier is providing the best rates or price available for the services provided;
- that the supplier has the organisational capacity and capability to undertake the services;
- that the supplier is financially stable and capable of undertaking the services.

A lower price outside of these panels does not mean better value as there is a trade-off with risk, quality, insurances and other contractual protections, all of which are vetted and provided through prequalified suppliers, combined with competitive pricing. It is therefore recommended that a more direct approach with these suppliers should be encouraged for the \$0 - \$2,000 and above \$2,000 and up to \$20,000 purchasing thresholds.

## 3. Updating the Contract Management Framework requirement for formal contracts:

The City's Contract Management Framework currently states that a formal contract must be in place for all purchases above \$50,000. It should be noted that for all purchases below this value, the City is still protected by the General Conditions of Contract for the Supply of Goods and Services Under a Purchase Order.

The amendments to the Purchasing Thresholds proposed here, would raise the requirement for all purchases above \$100,000 to require a formal contract. Along with better aligning risk and value with the level of Contract Management required, this proposed amendment also aligns with the new local government reforms relating to greater transparency and accountability to list all contracts or procurements with a value of over \$100,000 in a publicly available Contract Register. In accordance with current requirements, the City lists all contracts with a value over \$250,000 on a publicly available register.

Administration conducted an analysis of the \$50,000 - \$100,000 threshold data over the past financial year to determine the volume, value and type of purchases that would instead be managed by the City's Purchase Order terms and obligations, rather than a more formal contract through the Contract Management Framework. The Contract Management Framework is designed to address higher risk or higher spend engagements.

The data revealed that there were 39 purchases made totalling \$2.6 million in this threshold. Out of those 39 purchases, 23 (totalling \$1.5 million) were made under a request for tender or exemption process which already results in a contract. This means that 59.0% of purchases would not be affected by amending the threshold for a contractual requirement as the total value of the procurement was above \$250,000 and contracted anyway.

The remaining 16 purchases (totalling \$1.1 million) were made under a request for quotation process. These types of purchases included one off cleaning, turf maintenance, supply and installation of lights by Western Power, IT equipment and consultancy services. The purchases were identified as low risk and could be safely and efficiently managed through the City's General Conditions of Contract for the Supply of Goods and Services Under a Purchase Order.

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### 4. Separating and amending the Aboriginal and Torres Strait Islander Businesses and Disability Enterprise Principle

The current Purchasing Policy combines the Aboriginal and Torres Strait Islander principle and the Disability Enterprises principle under the one heading. It is recommended that the two principles are separated to reflect the differences and importance of these two areas and emphasise the City's commitment on supporting both the Aboriginal and Torres Strait Islander community and the Disability community.

Amending Aboriginal and Torres Strait Islander Principle – To ensure that all local Aboriginal and Torres Islander businesses are supported it is recommended that the Principle is updated to the following:

The City of Vincent's reconciliation vision is one where Aboriginal and non-Aboriginal people walk alongside each other in respectful and meaningful partnership, celebrating Noongar culture and tradition. To help achieve this vision, the City is committed to ensuring that all Aboriginal and Torres Strait Islander businesses have full, fair, and reasonable access to procurement opportunities. To achieve better outcomes in attracting, supporting, and procuring Aboriginal and Torres Strait Islander businesses and to increase contracting opportunities, therefore supporting employment and business opportunities for the Aboriginal community, the City will endeavour to procure goods and/or services from Aboriginal and Torres Strait Islander businesses.

The above wording is reflective of the Vision in the City's Innovate Reconciliation Action Plan.

Amending Disability Enterprise Principle – To align the City's Purchasing Policy with the City's Access and Inclusion Plan (AIP) it is recommended to amend the Disability principle to the following:

The City of Vincent is committed to working towards equity for all community members including people with disability, their family members and carers. The City values diversity and believes that supporting participation and inclusion for all makes a stronger and more vibrant community. In recognition of the potential for procurement processes to assist in supporting this vision, the City, where practicable, will endeavour to procure goods and/or services from Disability Enterprises and Disability-Owned or run businesses. Such businesses include Charities and Not for Profits whose core business is providing services for people with a Disability.

The above wording is reflective of the Vision in the City's DAIP 2022 – 2027.

#### 5. Procurement Exemptions

The City's current procurement exemptions listed in the Purchasing Policy are compliant with the exemptions listed in the Local Government (Functions and General) Regulations 1996. However, the list of exemptions does not account for several purchasing requirements that do not require multiple quotations. Administration has identified the below list of goods and services which do not require a competitive quotation process for the following purchases on the occasion the value does not exceed \$250,000 ex GST. The list is consistent with other Councils and it is important to include them in the exemptions so the City has a clear process on how to purchase these goods / services:

- subscriptions;
- association and Professional memberships;
- conferences, seminars and training programs;
- Government Gazette advertising (regulatory requirement Local Government Act Section 3.12);
- government rates;
- non-contestable utility services;
- banking fees and costs;
- insurance premiums with LGISWA;
- proprietary consumables, parts and maintenance for existing equipment where there is no substitute or warranty is voided if a substitute is used; and
- proprietary software license renewals (including support and maintenance), where the software continues to meet the needs and budget of the City, and there would be a migration and implementation cost to change software.

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It should be noted that the exemptions in the Purchasing Policy applies to all purchasing thresholds, excluding those over \$250,000 ex GST.

#### **CONSULTATION/ADVERTISING:**

In accordance with the City's <u>Community and Stakeholder Engagement Policy</u>, community consultation of all new and significantly amended policies must be provided for a period exceeding 21 days in the following ways:

- notice published on the City's website;
- notice posted to the City's social media;
- notice published in the local newspapers;
- notice exhibited on the notice board at the City's Administration and Library and Local History Centre;
   and
- letters distributed to relevant local businesses and community groups

Public notice of this proposed new policy will be provided from Wednesday 5 April 2023.

#### LEGAL/POLICY:

Section 2.7(2)(b) of the Local Government Act 1995 provides Council with the power to determine policies.

The City's <u>Policy Development and Review Policy</u> sets out the process for the development and review of the City's policy documents.

#### **RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council to undertake community consultation of the proposed amended policy.

#### **STRATEGIC IMPLICATIONS:**

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

#### **Connected Community**

We have enhanced opportunities for our community to build relationships and connections with each other and the City.

#### **Thriving Places**

We are recognised as a City that supports local and small business.

#### **Innovative and Accountable**

We are open and accountable to an engaged community.

#### SUSTAINABILITY IMPLICATIONS:

This does not contribute to any environmental sustainability outcomes. This action/activity is environmentally neutral.

#### **PUBLIC HEALTH IMPLICATIONS:**

This does not contribute to any public health outcomes in the City's Public Health Plan 2020-2025.

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#### FINANCIAL/BUDGET IMPLICATIONS:

While the preparation of the Policy would have no financial impact, the advertising would be subject to costs with consultation requirements covered by operational budgets.

#### **COMMENTS:**

The Policy review to date has found that the current purchasing thresholds and purchasing requirements do not reflect the current financial climate and are restricting the City from efficiently and effectivity procuring general goods and services. The thresholds also restrict the City from purchasing low value low risk goods / services from local suppliers, Aboriginal and Torres Strait islander businesses and disability businesses. The principles in the Policy regarding Aboriginal and Torres Strait Islander business and disability enterprises do not reflect the City's Innovate Reconciliation Action Plan 2022 – 2024 nor the City's Access and Inclusion Plan 2022 – 2027.

The Policy is created pursuant to the Local Government (Functions and General) Regulations 1996. It applies to all purchases across all City Directorates and falls within the scope of a policy as its purpose is to be a "mandatory rule or principle which is required to provide clear direction to Administration on the day to day management of the City."

The proposed changes are considered to enhance the existing Policy and ensure that it reflects the current financial climate, provide an opportunity to improve the productivity and efficiency of staff for low value and low risk purchases, ensure that the City's purchasing process is efficient, effective and economical and ensure that it aligns with the City's RAP and DAIP, includes well substantiated justification for cash-in-lieu collection and expenditure. The amendments aim to improve the Policy's application and ultimately will result in improved purchasing process and outcomes.

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| Legislation / local law requirements    | Local Government Act 1995<br>Local Government (Function and General) Regulations 1996  |  |  |  |  |
|---|--|--|--|--|--|
| Relevant delegations                    | Delegation 2.2.14 – Expressions of interest for goods or services  Delegation 2.2.15 – Tenders for goods and services  |  |  |  |  |
| Related policy procedures and documents | Procurement Framework: <a href="https://intranet.vincent.wa.gov.au/documents/1786/procurement-framework">https://intranet.vincent.wa.gov.au/documents/1786/procurement-framework</a> |  |  |  |  |

#### **PURPOSE**

To ensure that the City of Vincent's (**City's**) procurement practices and processes are compliant with relevant legislation and best practice.

#### **OBJECTIVE**

The objectives of this Policy are to ensure that all purchasing activities:

- demonstrate that value for money is attained for the City;
- are compliant with relevant legislation, codes and standards, including the Local Government Act 1995
- (Act) and the Local Government (Functions and General) Regulations 1996, (Regulations);
- are recorded in compliance with the State Records Act 2000 and associated records management practices and procedures of the City;
- demonstrate probity by establishing consistent processes that promote openness, transparency, fairness and equity to all potential suppliers;
- ensure that the sustainable benefits, such as environmental, social and local economic factors are considered in the overall value for money assessment;
- ensure that goods and services to be procured are necessary and fit for purpose;
- properly evaluate and consider the safety and health characteristics of any goods/services prior to being introduced into the City's workplaces;
- are supported by Budget provisions or comply with section 6.8(1) of the Act; and
- are conducted in a consistent and efficient manner across the City and that ethical decision making is demonstrated.

#### ALIGNMENT TO THE STRATEGIC COMMUNITY PLAN

The Policy will enhance the City of Vincent <u>Strategic Community Plan</u> by focusing on our strategic priorities and delivering them through our purchasing and tendering decisions.

Examples of how we do this include:

- Delivering an *Enhanced Environment* through our commitment to sustainable procurement that minimises negative social and environmental impacts;
- Creating Thriving Places through our Buy Local practices;
- Supporting Connected Communities through a focus on gender equality and social enterprises owned and operated by Aboriginal and Torres Strait Islander people or people with disabilities;
- Delivering Accessible City outcomes and Sensitive Design by choosing high quality, safe, diverse and attractive built form solutions; and

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 Remaining Innovative and Accountable by promoting openness, transparency, fairness and equity to all potential suppliers and our focus on value for money.

#### **SCOPE**

The policy covers all purchasing requirements for Executive Directors of City of Vincent.

#### **POLICY**

#### 1. Value for money

Value for money is the difference between the total benefit derived from a good or a service against its total cost, when assessed over the period the goods or services are to be used. Achieving best value for money at the individual purchase level requires that assessments consider cost and noncost factors, where relevant, the overall objective of the procurement and make a value judgement about the best outcome.

In addition to a qualitative assessment of the procurement, an assessment of the value for money outcome for any purchasing process should consider:

- an initial needs assessment to determine the ongoing relevance and necessity for the procurement and mode of delivery;
- the up-front, after purchase and fit-for-purpose costs and risks associated with the procurement;
- all relevant total costs of ownership and benefits including up-front price, transaction costs associated with acquisition, delivery, use, holding, maintenance and disposal (including where appropriate residual or resale values);
- overall objectives of the procurement and outcome being sought. The technical merits of the
  goods or services being offered in terms of compliance with specifications, contractual terms
  and conditions and any relevant methods of assuring quality, including but not limited to an
  assessment of levels and currency of compliances, value adds offered, warranties, guarantees,
  repair and replacement policies, ease of inspection, ease of after sales service, ease of
  communications etc.
- non-cost factors such as fitness for purpose, quality, delivery, service, support and sustainability impacts.
- the supplier's financial viability and capacity to supply without risk of default (competency of the prospective suppliers in terms of managerial and technical capabilities and compliance history):
- a strong element of competition in the allocation of orders or the awarding of contracts. This is achieved by obtaining a sufficient number of competitive quotations wherever practicable;
- the safety requirements associated with both the product design and specification offered by suppliers and the evaluation of risk when considering purchasing goods and services from suppliers;
- purchasing of goods and services from suppliers that demonstrate sustainable benefits and good corporate social responsibility; and
- providing opportunities for businesses within the City's boundaries to be given the opportunity to quote for providing goods and services wherever possible.

#### 2. Sustainable Procurement

The City is committed to sustainable procurement and where appropriate shall endeavour to design quotations and tenders to provide an advantage to goods, services and processes that minimise negative social and environmental impacts while maximising social and environmental benefits. These considerations must, however, be balanced against value for money outcomes to ensure the

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City's economic viability, essential to its long-term sustainability. Practically, sustainable procurement means the City shall endeavour at all times to identify and procure products and services that have been determined as necessary for the achievement of Strategic Community Plan priorities of enhanced environment. Where practical, the City will endeavour to procure in a manner which takes into account the lifecycle cost of a product by considering the sustainability rating of the product or service provider.

#### 3. Buy local

The City is committed to the ongoing support of local City of Vincent business and, as much as practicable, the City will consider buying practices, procedures and specifications that do not unfairly disadvantage local businesses. Requests for Quotations and Tenders will be structured to encourage local businesses to bid and consider the indirect benefits that have flow on benefits for local suppliers.

#### 4. Aboriginal and Torres Strait Islander businesses and Disability Enterprises

In recognition of the potential for government procurement to assist in supporting Aboriginal and Torres Strait Islander businesses and Disability Enterprises to grow, which in turn can support the growth of jobs for Aboriginal people and people living with a disability, the City, where practicable, will endeavour to procure goods and/or services from Aboriginal Businesses and Disability Enterprises.

#### 4. Aboriginal and Torres Strait Islander Businesses

The City of Vincent's reconciliation vision is one where Aboriginal and non-Aboriginal people walk alongside each other in respectful and meaningful partnership, celebrating Noongar culture and tradition. To help achieve this vision, the City is committed to ensuring that all Aboriginal and Torres Strait Islander businesses have full, fair, and reasonable access to procurement opportunities. To achieve better outcomes in attracting, supporting, and procuring Aboriginal and Torres Strait Islander businesses and to increase contracting opportunities, therefore supporting employment and business opportunities for the Aboriginal community, the City will endeavour to procure goods and/or services from Aboriginal and Torres Strait Islander businesses.

#### 5. Disability Enterprises

The City of Vincent is committed to working toward equity for all community members including people with disability, their family members and carers. The City values diversity and believes that supporting participation and inclusion for all makes a stronger, more vibrant community. In recognition of the potential for procurement processes to assist in supporting this vision, the City, where practicable, will endeavour to procure goods and/or services from Disability Enterprises and Disability-Owned or run businesses. Such businesses include Charities and Not for Profits whose core business is providing services for people with a Disability.

#### 5.6. Gender Equality

In recognition of the City's commitment to promoting workplace gender equality, the City, where practicable, will not procure any goods and/or services from employer's listed on the Workplace Gender Equality Agency's Non-Compliant List.

#### 6-7. Purchasing Requirements

6.17.1 Values

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Purchasing that is \$250,000 or below in total value (excluding GST) must be in accordance with the purchasing requirements under the relevant threshold as defined under section 76.4 of this Purchasing Policy, unless an exemption stated under section 7.6 applies.

Purchasing that **exceeds \$250,000** in total value (excluding GST) must be put to public Tender when it is determined that a regulatory Tendering exemption, as stated under section 76.6 of this Policy is not deemed to be suitable.

#### 6.27.2 Purchasing Value Definition

Determining purchasing value is to be based on the following considerations:

- Exclusive of Goods and Services Tax (GST);
- The actual or expected value of a contract over the full contract period, including all options
  to extend; or the extent to which it could be reasonably expected that the City will continue
  to purchase a particular category of goods, services or works and what total value is or
  could be reasonably expected to be purchased; and
- If a purchasing threshold would be reached within three years for a particular contract for
  procurement, then the purchasing requirement under the relevant threshold (including the
  tender threshold) would need to be considered.

#### 6.37.3 Purchasing from Existing Contracts

Where the City has an existing contract in place, it must ensure that goods and services required are purchased under these contracts to the extent that the scope of the contract allows.

#### 6.47.4 Purchasing Thresholds

In addition to the other policy provisions, the table below prescribes the purchasing request process to be applied based on the proposed purchase value:

| Purchase<br>Value<br>Threshold | Purchasing Requirement Open Market  | Purchasing Requirement Pre-Qualified Suppliers  |
|--------------------------------|---|---|
| Up to \$200<br>\$2,000         | Direct Purchase from the open market with zero quotations required.  This purchasing method is suitable where the purchase is in a known market or is very low risk and where the cost of seeking quotes would be unreasonable on a cost to benefit analysis basis. | Purchase directly from:  • an existing panel of pre-qualified suppliers administered by the City; or  • a pre-qualified supplier on the WALGA Preferred Supply Program or State Government CUA;  with zero quotations required. |

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Over \$200 \$2,000 and up to \$5,000 \$20,000 Seek two written\* quotations from the open market.

Officers may use their general knowledge of the market, advertisements, in-store price comparisons, catalogues, supplier web sites and any other reasonable means to determine whether the purchase represents value for money.

Different suppliers should be used from time to time to test value for money for regular purchases.

\*Where a written quote is not feasible a written note of the verbal quotation is to be recorded.

Over \$5,000 \$20,000 and up to \$20,000 \$100,000 Seek two-three written quotations from the open market including a brief outlining the specified requirement.

Officers may use their general knowledge of the market, advertisements, in-store price comparisons, catalogues, supplier web sites and any other reasonable means to determine whether the purchase represents value for money.

Different suppliers should be used from time to time to test value for money for regular purchases.

Over \$20,000 \$100,000 and up to \$50,000 \$250,000 Seek three written quotations from the open market including a brief outlining the specified requirement.

Seek at least three (3) written quotations from the open market by formal invitation under a Request for

Quotation (RFQ), containing pricing schedule and detailed specification of goods and services required.

Contract required upon award of the RFQ.

The procurement decision is to be based on predetermined evaluation criteria that assesses all value for money considerations in accordance with the definition stated within this Policy, and a contract will result.

Purchase directly from:

- an existing panel of pre-qualified suppliers administered by the City; or
- a pre-qualified supplier on the WALGA Preferred Supply Program or State Government CUA;

requiring two written quotations. with zero quotations required.

\*Where written quotations are not feasible a written note of the verbal quotations is to be recorded.

Purchase directly from:

- an existing panel of pre-qualified suppliers administered by the City; or
- a pre-qualified supplier on the WALGA Preferred Supply Program or State Government CUA;

requiring two written quotations <u>including a</u> <u>brief outlining the specified requirement</u>.

Seek three (3) written quotations from a pre- qualified panel of suppliers (whether administered by the City through the WALGA preferred supply program or State Government CUA).

A formal Request for Quotation (i.e. City of Vincent template, WALGA Template or State Government CUA template) must be used.

Contract required upon award of the RFQ.

The procurement decision is to be based on pre-determined evaluation criteria that assesses all value for money considerations in accordance with the definition stated within this Policy, and a contract will result.

Seek two written quotations including a brief outlining the specified requirement from either:

- an existing panel of pre-qualified suppliers administered by the City; or
- a pre-qualified supplier on the WALGA Preferred Supply Program or State Government CUA.

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|           | The procurement decision is to be based on pre-<br>determined evaluation criteria that assesses all<br>value for money considerations in accordance<br>with the definition stated within this Policy.     | Quotation (i.e. City of Vincent template, WALGA Template or State Government CUA template) must be used.  The procurement decision is to be based on pre-determined evaluation criteria that assesses all value for money considerations in accordance with the definition stated within this Policy.  |
|-----------|---|--|
| \$250,000 | Conduct a public Request for Tender process in accordance with Part 4 of the Local Government (Functions and General) Regulations 1996, this policy and the City's tender procedures.  (Council Approval) | Where the purchase is expected to be over \$250,000:  Obtain at least three written quotations from suppliers by formal invitation under a Request for Quotation (RFQ), containing price and detailed specification of goods and services required.  The procurement decision is to be based on pre-determined evaluation criteria that assesses all value for money considerations in accordance with the definition stated within this Policy. |

#### 6.57.5 Sole Source of Supply

The procurement of goods and/or services available from only one private sector source of supply, (i.e. manufacturer, supplier or agency) is permitted without the need to call competitive quotations provided that there must genuinely be only one source of supply. Every endeavour to find alternative sources and goods/services must be made, with a written confirmation of this recorded.

Once determined, the justification for a sole source of supply must be endorsed by the Chief Executive Officer or Director, prior to a contract being entered into, or a purchase order raised.

#### 6.67.6 Tendering Exemptions

The City limits the discretion from the requirement to call tenders provided under section 11(2) of the Regulations, to values over \$250,000. Accordingly, tenders do not have to be publicly invited for contracts over \$250,000 in the following instances:

- the purchase is obtained from a pre-qualified supplier under the WALGA Preferred Supply Program or State Government Common Use Arrangement (CUA).
- the purchase is from a Regional Local Government or another Local Government;
- the purchase is acquired from a person registered on the WA Aboriginal Business
  Directory, as published by the Small Business Development Corporation, where the
  consideration under contract is worth \$250,000 or less and represents value for money
- the purchase is acquired from an Australian Disability Enterprise and represents value for money;

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- the purchase is from a pre-qualified supplier under a Panel established by the City; or
- any of the other exclusions under Regulation 11 of the Regulations apply.

Further to the above exemptions, the City limits the discretion from the requirement to call for multiple quotations for the following goods / services:

- Subscriptions;
- Association and Professional memberships;
- Conferences, seminars and training programs;
- Government Gazette advertising (regulatory requirement Local Government Act Section 3.12);
- Government rates;
- Non-contestable utility services;
- Banking fees and costs;
- Insurance premiums with LGISWA;
- Proprietary consumables, parts and maintenance for existing equipment where there is no substitute or warranty is voided if a substitute is used.
- Proprietary software license renewals (including support and maintenance), where the software continues to meet the needs and budget of the City, and there would be a migration and implementation cost to change software.
- It should further be noted that the exemptions to seek multiple quotations listed above apply to all purchasing thresholds, excluding over \$250,000 ex GST.

#### 6.77.7 Council Approvals

The Regulations provide that Council is required to Accept tenders (subject to approved Delegations of Authority). For the avoidance of doubt, Council approval is not required for the provision of goods or services when public tenders are not required to be invited (and are not invited), providing the expenditure is authorised through the annual budget or approved in accordance with section 6.8(1) of the Act.

Section 13 of the Regulations specify that if:

"a local government, although not required by this Division to invite tenders before entering into a contract for another person to supply goods or services, decides to invite tenders, the tenders are to be publicly invited to the requirements of this Division."

#### 7.8. Panels of Pre-qualified Suppliers

#### 7.18.1 Policy Objectives

In accordance with Regulation 24AC of the *Local Government (Functions and General)*Regulations 1996, a Panel of Pre-qualified Suppliers ("Panel") may be created where most of the following factors apply:

- the City determines that a range of similar goods and services are required to be purchased on a continuing and regular basis;
- there are numerous potential suppliers in the local and regional procurement-related market sector(s) that satisfy the test of 'value for money';
- the purchasing activity under the intended Panel is assessed as being of a low to medium risk;
- the Panel will streamline and will improve procurement processes; and

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 the City has the capability to establish, manage the risks and achieve the benefits expected of the proposed Panel.

The City will endeavour to ensure that Panels will not be created unless most of the above factors are firmly and quantifiably established.

#### 7.28.2 Application

If the City determines it beneficial for a Panel to be created, it must do so in accordance with Part 4, Division 3 of the *Local Government (Functions and General) Regulations 1996.* 

#### 7.38.3 Purchasing from the panel

The invitation to apply to be considered to join a panel of pre-qualified suppliers must state whether quotations are either to be invited to every member (within each category, if applicable) of the Panel for each purchasing requirement, whether a ranking system is to be established, or otherwise.

The City will take into account its purchasing thresholds when distributing work among panel members.

Each quotation process, including the invitation to quote, communications with panel members, quotations received, evaluation of quotes and notification of award (via purchase order) communications must all be captured on the City's electronic records system. A record is to be maintained for each quotation process made under each Panel that captures all communications between the City and Panel members.

#### 8.9. Records Management

Records of all purchasing activity must be retained in compliance with the *State Records Act 2000 (WA)*, the City's Records Management Policy and associated procurement procedures.

| OFFICE USE ONLY          |  |  |  |  |  |  |
|--------------------------|--|--|--|--|--|--|
| Responsible Officer      | Procurement and Contracts Officer            |  |  |  |  |  |
| Initial Council adoption | DATE: 17/11/2020, REF# D20/218326            |  |  |  |  |  |
| Reviewed / Amended       | DATE: 22/09/2020, REF#: <trim ref=""></trim> |  |  |  |  |  |
| Next Review Date         | DATE: 23/09/2024,                            |  |  |  |  |  |

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#### 12 CHIEF EXECUTIVE OFFICER

#### 12.1 INFORMATION BULLETIN

#### Attachments:

- 1. Unconfirmed Minutes Children and Young People Advisory Group (CYPAG) 8 February 2023 J
- 2. Unconfirmed Minutes Arts Advisory Group 22 February 2023 🌷 🖫
- 3. Statistics for Development Services Applications as at the end of March 2023 will be uploaded for the Council Meeting J
- 4. Register of Legal Action and Prosecutions Monthly Confidential
- 5. Register of State Administrative Tribunal (SAT) Appeals Progress report as at 17 March 2023 U
- 6. Register of Applications Referred to the Metro Inner-North Joint Development Assessment Panel Current 3
- 7. Register of Applications Referred to the Design Review Panel Current <u>U</u>
- 8. Register of Petitions Progress Report March 2023 🗓 🖺
- 9. Register of Notices of Motion Progress Report March 2023 🗓 🖺
- 10. Register of Reports to be Actioned Progress Report March 2023 U
- 11. Council Workshop Items since 1 March 2023 J
- 12. Council Meeting Statistics J
- 13. Council Briefing Notes 7 March 2023 I

#### **RECOMMENDATION:**

That Council RECEIVES the Information Bulletin dated March 2023.

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#### CHILDREN AND YOUNG PEOPLE ADVISORY GROUP

#### Wednesday 8 February 2023 at 6pm

Venue: City of Vincent Administration (Committee Room)

#### City of Vincent Councillors:

Cr Alex Castle (Chair) (AC) Cr Ron Alexander (RA)

#### Community Representatives:

Nicci Salley (NS) Shari Stockdale (SS)

#### City of Vincent Officers:

Lisa Williams – Manager Marketing and Partnerships (LW) Courtney Aylett – Community Development Advisor (CA)

#### Guests

Sal Cleveray – Freedom Centre Harry Clark – YMCA HQ

#### 1. Welcome / Declaration of Opening

The Chairperson opened the meeting at 6.04pm and delivered the Acknowledgment of Country.

#### 2. Apologies

Daniel Langlands
Fiona Buswell-Smith
Maria Daniele
Suzanne Lawrence
Sal Cleveray arrived late (6:30pm due to YACWA Board Meeting)
Shari Stockdale left early (6:45pm)

HC provided introduction to the group as the new Youth Services Manager at The Y. Harry worked for the City of Gosnells Youth Services for 10 years and worked for Skateboarding Australia and Skateboarding WA.

#### 3. Confirmation of Previous Minutes

AC confirmed the minutes from the 12 October 2022 meeting.

#### 4. Business

#### 4.1 Youth Action Plan 2023 – 2026 Consultation

CA advised that consultation of the YAP actions and deliverables commenced on January 26. Posters, postcards, and corflutes had been placed around the community with discussions held at the Youth at Risk Network meeting with youth service providers taking marketing collateral for display in their spaces. Information has been distributed to 32 key youth stakeholders and pop-up community information sessions were scheduled throughout the month of February. Further information on the consultation and pop-up opportunities can be found <a href="here">here</a>. CA advised that there hasn't been much feedback received yet. Consultation closes February 27.

NS asked whether copies of the YAP are being provided to young people and whether there has been any engagement with students from North Metro TAFE. CA advised that copies of the revised actions and deliverables are being taken to pop ups and community workshops and that signage had been put up at North

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Metro TAFE and a pop-up stand was scheduled for February 23. Boom Radio has promoted the YAP and has also placed information on their social media accounts.

CA advised that the next stage of the process will be presenting the outcomes of the consultation to Council which is anticipated to be in March.

ACTION: CA to meet with Boom Radio and get information on their reach and potential to assist with promotion of events and opportunities for young people.

4.2 Update of Recent Youth Programs and Initiatives

#### **December CYPAG Update**

CA commented that she had sent a newsletter update in December to the group and checked if there were any questions / comments regarding items from the newsletter.

NS asked about the figures from the Young Makers Christmas Market. CA advised that there were 68 stalls, 53% of which were City of Vincent residents, and the majority of stallholders were aged 8-15. AC and CA commented that the new location of the market was very successful catering for additional stalls and a more accessible location.

NS asked if information from youth service providers was available at the event. CA advised that there were not brochures from at risk youth service organisations as the target cohort for the event was young. CA did advise that the Y attended the event, delivering activities for young people to participate in including badge making and pot plant painting / potting. The Y's presence was a great success. NS recognised that events provided a good opportunity to promote services available for young people across the City.

ACTION: CA to investigate incorporating youth service information into events that target young people

15-25.

ACTION: CA to continue to prioritise local youth organisations in delivering activities at youth targeted

events.

#### January Barista Courses

HC advised that The Y HQ ran three barista courses over the school holidays. The courses were run at Leaf Bean Machine in Bibra Lake with most participants transported from HQ. 30 young people registered for the workshop, however only 20 participants attended. There was a waitlist for the course. HC advised that the facilitators and facility were great and the feedback from participants was positive.

AC recognised that as these courses are free it is easy for participants to book and not attend. AC asked if there was any potential for a nominal workshop fee to be applicable to ascertain a level of commitment from participants and suggested a low-cost fee of around \$10. HC recognised that we could be flexible with this, taking individual circumstances into consideration should the fee be a barrier to participating. Members made recommendations on other workshops that could be considered including RSA, financial literacy, and resume writing.

The group suggested that HC could investigate applying a low-grade cost for future workshops run by the Y.

#### Edinboro Pop Up Play

CA advised that the Ninja Wall has been installed at Edinboro Reserve and the softball will be installed week commencing 11 Feb.

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#### Foyer Oxford Swimming Lesson Collaboration

CA advised that the City has commenced a collaboration with Foyer Oxford, providing subsidised swimming lessons at Beatty Park for residents. Participants will be incorporated into the regular adult learn to swim program, building not only swim skills but community connections.

AC asked if there was any opportunity to extend this this program to gym memberships at Beatty Park or approach local sporting clubs to see if they have the potential to waive fees for young people experiencing financial barriers to participation. RA commented that there is the Kidsport program available for young people up to the age of 18.

SS requested a year overview of what is coming up over the year ahead.

ACTION: CA to investigate potential for community clubs to waive fees for at risk young people.

ACTION: CA to develop a summary of upcoming activities

#### Formal Induction of new CYPAG Members

CA advised that it is not possible to have an organisation appointed to the working group. This could be reviewed as part of the Policy review in March. Membership of the group expires in October 2023. In the interim, Sal and Harry can be included in meetings using clause 3.3 of the Terms of Reference *Invited Guests*.

#### ACTION: CA to explore membership options.

#### 4.3 Upcoming Opportunities and Priorities

#### Youth Week 2023

CA advised that we are currently finalising events / opportunities for youth week 2023 from 14-21 April. Events include a mindfulness yoga session and a City After Dark Tour. Collaborative opportunities include a partnership with Propel Youth Arts in hosting a social event for multicultural young people, a Youth Week event with the Y, a Youth Week event with YARN and a youth week event with Freedom Centre.

HC advised that on 15 April3pm-10pm, the Youth Squad are hosting a 'skate and gig' event for Youth Week. It includes a skate park activation with Beyond Skate running a skate clinic. The bands playing are young people and the entire event is being planned by the Youth Squad.

SC advised that Freedom Centre will run an event on Thursday the 20 April at HQ. They will have arts, crafts, and mindfulness activities.

CA advised that the YARN Youth Week event was scheduled for Tuesday 18 April. This will include service stalls information, food trucks and a music competition. The City will be hosting an activity during this event and creating a mural on the basketball backboard that is currently located between the Y and the Leederville skatepark.

#### Mother's Day Market

CA advised that the City has commenced planning the Young Makers Mother's Day Market which will be held on Sunday 30 April from 8.30– 11.30am at North Perth Town Hall. Promotion of stallholder/busker callout information will commence from 22 February. Priority allocation to City of Vincent residents will occur with the remaining spaces allocated to non-residents.

ACTION: CA to distribute stallholder callout information to CYPAG members.

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#### 4.3 Other Business

#### FIFA World Cup

CA advised five matches of the 2023 FIFA Women's World Cup are being held at Perth Rectangular Stadium over July and August. The City will look to engage schools and clubs in the build up to this event.

#### 5. Close / Next Meeting

#### Meeting days

SL has requested change of day / week which CYPAG is hosted. SL sits on the *St John of God Healthcare* (*Australia*) *Human Research Ethics Committee* which sits every 2<sup>nd</sup> Wednesday evening of the month however would like to maintain her space on CYPAG.

LW commented that meetings would be based on the agenda. AC agreed and advised meetings will be scheduled around particular milestones coming up as needed.

| Signed     |                          |    |  |
|------------|--------------------------|----|--|
| 3          | Councillor (Chairperson) | _  |  |
|            |                          |    |  |
|            |                          |    |  |
| Dated this | day of                   | 20 |  |

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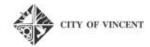


#### ACTIONS

| Summary of Actions   | Date     | Status       |
|--|----------|--------------|
| CA to reach out to North Metro TAFE for potential partnership or collaboration opportunities.  | October  | In progress  |
| CA to try and schedule the next meeting at The Y or at Foyer Oxford.   | October  | Not Complete |
| CA to meet with Boom Radio and get information on their reach and potential to assist with promotion of events and opportunities for young people. | February | Not Complete |
| CA to investigate incorporating youth service information into events that target young people 15-25.  | February | Not Complete |
| CA to investigate potential for community clubs to waive fees for at risk young people.  | February | Not Complete |
| CA to distribute a summary of activities coming up over the year ahead.  | February | Not Complete |
| CA further explore membership options.   | February | Not Complete |
| CA to distribute stallholder callout information to CYPAG members  | February | Complete     |

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#### **ARTS ADVISORY GROUP**

Wednesday, 22 February 2023 at 5.30pm

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

#### Attendees:

City of Vincent Councillors

Cr Alex Castle (AC)

Community Representatives

Chakris Srisuwan (CS) Elaine Hanlon (EH) Kate Rae (KR)

Claudia Alessi (CA) Marisa Santosa (MS) Leah Robbie (LR)

<u>City of Vincent Officers</u> Madison Rea A/Coordinator Policy & Place (MR) Lauren Formentin, Place Planner – Arts (LF) Holly Mason, Strategic Planner (HM) Eamonn Lourey, Place Planner – Place Performance (EL) Bessie Lemann, Place Planner – Urban Desig (BL)

**Special Guests** 

Jon Denaro, Artist/Founding Director at Voxlab (JD) Hayley Partington, Design/Project Manager at Voxlab (HP)

**Apologies** 

Helen Turner (HT) Cr Suzanne Worner (SW) Paula Hart (PH) Iwan Isnin (II) Sue-Lyn Moyle (SM) Carolyn Karnovsky (CK)

#### 1. Welcome/Declaration of Opening

MR opened the meeting at 5.31pm and delivered the Acknowledgement of Country.

#### **Apologies**

Cr Suzanne Worner Iwan Isnan Paula Hart Sue-Lyn Moyle Helen Turner Carolyn Karnovsky

#### **Confirmation of the Minutes**

The Minutes from the 2 November 2022 were noted and accepted.

#### 4. Business

#### 4.1. Car Park to Great Place - View Street North Perth - Arts Grants (presented by Eamonn Lourey)

EL presented a summary of the City's upcoming Car Park to Great Place at View Street, North Perth and the desire to embed Art into the project:

- The project received \$80,000 in grant funding through RAC Reconnect Program 22/23. The City will
  contribute an additional \$20,000.
- It will see a formalised pedestrian path from View Street to Angove Street using the City's View Street car park and the Rosemount car park.
- Trialling a shared space (similar to Electric Lane in Leederville) has limitations with a \$100K budget
- Discussed activation possibilities and artistic intervention options such as catenary lighting or road murals to make a section of the street one-way.
- . The Rosemount Hotel have expressed interest in pop-up alfresco at certain times during the week
- Traffic calming ideas, activation concepts and entry statement ideas discussed.
- The Rosemount Hotel carparks present a good opportunity for a shared space as a long-term strategic plan.
- A current study shows the carpark is used more than street fronts, with more people walking through the carpark than driving.
- RAC is excited by next steps, Stakeholder Reference Group, and the co-design elements of the
  project.
- The project will run for 2 to 4 consecutive weeks between April and June 2023.

Three opportunities for the art within the project were discussed:

- 1. Temporal and ephemeral art (focus on emerging artists)
  - EL the dead pockets of space from the areas regained through road narrowing offer opportunities for temporal and ephemeral art.
  - This will be managed through an EOI process.
  - · North Perth local history could be referenced.
  - This will use a significant chunk of the budget.
  - · Potential to outline non-negotiables.
  - LF all the artworks will be temporary and there's a preference to keep the brief loose.
- 2. Surface treatment (e.g., road mural)
  - Limited budget and timeframe for delivery.
  - Cited the Trevor Mitchell mural in Fremantle as an example.
  - LF noted community participation is an option.
  - EL previous use of MTN chalk spray found that it was long-lasting.
  - Decals could spill onto walls/pot plants.
  - This will also be through an EOI process.
  - LF we will keep the EOI open, encourage emerging artists.

#### Discussion:

- CA Bold Park Community College did a similar community project.
- EL there will be the activation of car bays and the potential for food trucks on Thursdays as a family friendly event.
- EH consider local music, a temporary stage space.
- EL more space can be gained through Rosemount's ownership of carparks.
- AC is the occupancy of the carparks greater in evening? EL the Rosemount have been one of their
  greatest supports and would prefer less carparking space.
- CA they should consider an Uber bay.
- EL opening the overflow parking is another potential.
- CA the cul-de-sac often empty (between the Church and the side of the school).
- CS consider having markets. Plastic Jungle Markets is a great example of the collaboration of art and music, with local underground DJs.
- AC queried the reasoning for trial duration, also questioning whether it would be long enough to measure success?

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- EL the 4-week length was proposed to obtain the grant. Will determine with the stakeholder reference group whether it is appropriate.
- AC noted it's a trickier time of year with events.
- EL suggested that dedicated project managers may be required for a longer trial.
- EH consider quieter nights of week for locals when restaurants are closed, and the area is less busy.
- CS the Strange Festival runs in April and presents as a potential clash with traffic from the northern suburbs coming into the City for a 2 to 3-week period from April into June.

Action: LF to follow up on Strange Festival Dates.

- 3. Performance art, ephemeral art, and lighting
  - CS we should think about both art-specific markets and non-art markets.
  - Potential for artist-in-residence
    - The City of Stirling's 'artist-in-situ' exists as a possible case study.
    - Potential for an artist-in-residence to write a poem, for example, which could then be installed permanently.
  - LF the View St house (City owned) is currently tenanted by Rainbow Community House, could be potential for artist-in-residence to use a small space within.
  - LR are there any vacant buildings that could be utilised?
    - The former Post Office was suggested.
    - Consider using a vacant building to have a pop-up installation.
    - CA suggested a bookstore would be great.
  - AC asked about opportunities for permanent activation into the carpark as a long-term plan?
    - EL the City would need to remove carparking minimums to achieve this.
    - AC entries to premises could be reconfigured so tenancies have dual frontages. The Rosemount is an example of this. The group agreed this should also be considered at North Perth Common
    - CA it would be nice to have the activation entrance visible on View and Angove Street (similar to James Street during Fringe World) - There is potential for this to be collocated in North perth
  - Consider illuminating one of the View Street trees to draw attention to the area.
    - CA: illumination presents massive cost.
    - Illumination could be temporary.
    - AC: it would act to draw people in.
  - EL one of the challenges with visibility is that it's tucked behind the bottle shop on Angove Street
    - LF raised the possibility of road/footpath murals flowing through into the shared space.
  - CA it would be nice to include Indigenous artists.
    - CS highlighted EOI process should also encourage Indigenous artists and the suggestion of North Perth's cultural history being told in the artworks.
    - LF confirmed the AAG will be involved in the EOI process, as well as the Elders Group and/or RAP Working Group as required.
    - EL discussed the local Indigenous history.
    - CA Smith's Lake is a significant area there are definite links to the primary school.

Action: LF ensure that information on local Indigenous history is available to artists.

#### 4.2. Public Art for artlets in the Pickle District

#### (a) Introduction and overview of project

Pickle District Group discussed with plans for art installations throughout.

#### (b) Vox lab to present concept design

JD presented the concept design for Vox lab's art installation poles for the artlets in the Pickle District (PD), West Perth.

- JD discussed Vox lab who work as a collective, employing as many artists as they can.
  - Vox labs drive the Pickle District group (PDG) as pro-bono work.
  - PDG also drive festivals (JD invited AAG to the Pickle Lit Fesitaval).
  - Idea behind the PDG is to promote the idea of a single consolidated arts district in Perth.
  - It has been going for 18-years and is trying to keep the Pickle District alive (despite the recent Bunnings development being approved).
    East Perth Power Station (EPPS) was also revealed to be another opportunity for the Pickle
  - District.

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- JD discussed the idea behind the project.
  - Materiality was where the project began.
  - Vox labs obtained signage which was salvaged from City of Vincent and had the opportunity to use the engineered poles in Pickle Park as structural pole.
  - Barbara Binder (PhD student) was engaged to explore the Indigenous story through the lakes.
  - Vox labs put lighting on top collecting lights from cars to draw on the street sign/car theme.
     Working with genre of cars/signage.
  - JD introduced HP and the concept drawing, noting that Main Roads would be happy as the
    poles are engineered to withstand car impact.

#### Discussion:

- JD discussed the issues with the PSP cycle way and underpass, and opportunity to humanise this
  area. It is City of Vincent owned land, with remnant trees and nice lakes, but the rest uncared for and
  weird. It has a high volume of traffic and activation of this area would signify that there's still life in PD.
- JD discussed the need for more space. Lots of artist want to be involved but there is not enough space. There's the potential with more comm support that Vox can still roll this out.
- JD doesn't want people to be informed by these poles they're fictitious poles signifying that the PD is still alive, it hasn't died.
- JD concluded the presentation, reiterating the open invite to the Pickle Lit Festival on 5 May where they would be reinventing the pickle queens.
- JD we want to signify that the Pickle District is not dead and we're fighting
- EH asked if they had considered the use of poles as activation to get people in, like puzzle pieces, spread throughout the Pickle District for wayfinding.
- JD discussed wanting to put the cluster of poles as the PD entry statement.
- LF noted there is a plan for entry statement, the southern point and northern point have been earmarked for entry statements.
- JD discussed the potential purchase of a pink rabbit which they would like to locate in the PD.
- EH suggested the opportunity for gamification.
- Sydney Pyrmont did a similar activation project with rabbit.
- LF noted the potential to use a town team grant for the rabbit idea.
- JD discussed the future plans for Voxlab. We have expanding philosophy, to include as many people
  as possible. Still looking for idea to get a head lease, get a lot of artists in, and Vox labs can cover
  some of cost.
- Group discussed the possibility of the state-owned TAFE acquisition, formerly used by WAAPA and PVI Collective.
- Developer incentives will be introduced with the town centre planning frameworks which are currently being developed.

#### ACTIONS:

LF to follow up on Strange Festival dates

LF to ensure local Indigenous history is made available for all artists involved in the View Street Project

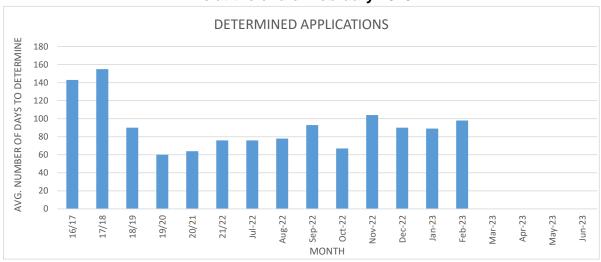
#### 5. Close/Next Meeting

MR closed the meeting at 6:34pm. The next meeting will be on the 7 June 2023

RSVP/Apologies to <a href="mailto:louise.hood@vincent.wa.gov.au">louise.hood@vincent.wa.gov.au</a> by 5 June 2023.

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## Statistics for Development Applications As at the end of February 2023



**Table 1:** Minimum, Average and Maximum Processing Timeframes for determined applications in each financial year since 2016/17 and each month since July 2021.

| Processing | 16/ | 17/  | 18/ | 19/ | 20/ | 21/ | Jul- | Aug- | Sept- | Oct- | Nov- | Dec- | Jan- | Feb- | Mar- | Apr- | May- | Jun- |
|------------|-----|------|-----|-----|-----|-----|------|------|-------|------|------|------|------|------|------|------|------|------|
| Days       | 17  | 18   | 19  | 20  | 21  | 22  | 22   | 22   | 22    | 22   | 22   | 22   | 23   | 23   | 23   | 23   | 23   | 23   |
| Minimum    | 7   | 1    | 0   | 0   | 0   | 1   | 9    | 15   | 51    | 6    | 49   | 9    | 21   | 45   |      |      |      |      |
| Average    | 143 | 155  | 85  | 60  | 64  | 76  | 76   | 78   | 101   | 67   | 104  | 90   | 89   | 98   |      |      |      |      |
| Maximum    | 924 | 1008 | 787 | 499 | 268 | 298 | 155  | 136  | 212   | 111  | 168  | 205  | 167  | 173  |      |      |      |      |

|   | Jul-<br>22 | Aug-<br>22 | Sept-<br>22 | Oct-<br>22 | Nov-<br>22 | Dec-<br>22 | Jan-<br>23 | Feb-<br>23 | Mar-<br>23 | Apr-<br>23 | May-<br>23 | Jun-<br>23 |
|---|------------|------------|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| DA's Determined                           | 31         | 27         | 31          | 19         | 12         | 31         | 11         | 22         |            |            |            |            |
| Value of Determined DA's<br>(in millions) |            | 31         | 69.8        | 3.01       | 53.4       | 145.4      | 2.25       | 5.5        |            |            |            |            |

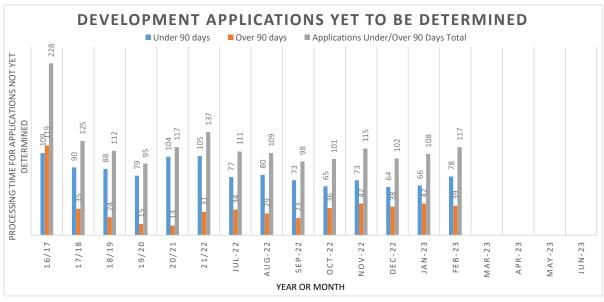


Table 2: No. of DA's to be determined

|  | Jul-<br>22 | Aug-<br>22 | Sept-<br>22 | Oct-<br>22 | Nov-<br>22 | Dec-<br>22 | Jan-<br>23 | Feb-<br>23 | Mar-<br>23 | Apr-<br>23 | May-<br>23 | Jun-<br>23 |
|--|------------|------------|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| DA's lodged                                  | 27         | 25         | 23          | 27         | 25         | 18         | 17         | 31         |            |            |            |            |
| DA's to be Determined                        | 111        | 109        | 96          | 101        | 115        | 102        | 108        | 117        |            |            |            |            |
| Value of DA's to be Determined (in millions) | 238.59     | 305.59     | 244.36      | 287.49     | 273.64     | 106.44     | 108.49     | 110.80     |            |            |            |            |

4 APRIL 2023

### REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS AS AT 17 MARCH 2023

| NO. | ADDRESS & SAT REVIEW NO.  | DATE RECEIVED   | APPLICANT           | REVIEW MATTER & COMMENTS   |
|-----|---|-----------------|---------------------|--|
| 1.  | Nos. 212-214 Lake Street,<br>Perth<br>(DR 223 of 2021)          | 19 October 2021 | Hanoze Park Pty Ltd | Application for review of notice issued in accordance with the <i>Health (Miscellaneous Provisions) Act 1911</i> to address odour nuisance at 7 Grams Chicken Café. Hanoze Park Pty Ltd believes the notice to be invalid.   |
|     |   |                 |                     | SAT Directions Hearings were held on 5 and 11 November 2021, and a further directions hearing held 1 March 2022. The presiding member heard submissions from the City and from the Applicant. On 20 April 2022, the Tribunal handed down their decision, affirming the decision of the City that a Notice can be given under S.184 of the <i>Health</i> ( <i>Miscellaneous Provisions</i> ) <i>Act 1911</i> (for a nuisance not specifically mentioned in Section 182 of that Act). The matter proceeded to confidential mediation on 5 July 2022. The session centred on a practical solution proposed by the business. The business agreed to present plans for this solution to the City to review by 2 August 2022 with a further mediation hearing scheduled for 9 August 2022.  SAT agreed to further adjournment to 21 September 2022. The applicant is required to submit mechanical drawings prior to the next SAT Hearing. The matter has been further adjourned to 17 November 2022 as the consultant contracted by Hanoze Park Pty Ltd passed away. Mechanical drawings have been submitted and it has been identified that a development application and building application would be required. Mediation listed for 17 November 2022 was vacated, and matter is listed for hearing on 3 March 2023. A development approval has been issued for external fixtures, and the City is awaiting submission of a building application for solution.  The SAT mediation hearing that was schedule for 3 March 2023, was adjourned, with the matter relisted for a Directions Hearing on 14 April 2023. The City is advised the installation of the new exhaust system at the premises is imminent. <i>Representation by: McLeods</i> |
| 2.  | Nos. 596-598 Newcastle<br>Street, West Perth<br>(DR 92 of 2022) | 8 June 2022     | Lateral Planning    | Application for review of Council decision to refuse an application for Proposed Amendment to Previous Approval: Billboard Signs (Unlisted Use) on 17 May 2022.  Directions Hearing held on 17 June 2022. The mediation listed on 1 August 2022 was vacated and the matter is now listed for mediation on 1 September 2022. Following mediation the matter has been listed for a full hearing. Key dates for this are as follows:  14 October 2022 – City Statement of Issues, Facts and Contentions due to SAT.  28 October 2022 – Applicant Statement of Issues, Facts and Contentions due to SAT.  8 February 2023 – Witness statements and draft conditions due to SAT.  23 and 24 February 2023 – SAT Hearing. Subsequent to this the applicant confirmed withdrawal of matter on 19 October 2022. The applicant has since requested the matter be reopened and a Directions Hearing was held on 25 November 2022 and a further Directions Hearing on 16 December 2022 to consider this.  |

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### REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS AS AT 17 MARCH 2023

| NO. | ADDRESS & SAT REVIEW NO.  | DATE RECEIVED   | APPLICANT                  | REVIEW MATTER & COMMENTS  |
|-----|---|-----------------|----------------------------|---|
|     |   |                 |                            | At the 16 December 2022 Directions Hearing, the SAT allowed for the appeal to be reinstated following the previous withdrawal, with the matter to be listed for full hearing. Directions Hearing scheduled for 13 January 2023 was vacated. The SAT issued Orders on 13 January 2023 with the following key dates associated with full hearing:  3 February 2023 – City's Statement of Issues, Facts and Contentions due to SAT.  24 February 2023 – Applicant Statement of Issues, Facts & Contentions due to SAT.  17 March 2023 – Witness statements due to SAT.  24 March 2023 – City's draft conditions if approved due to SAT.  31 March 2023 – Applicant's draft conditions if approved due to SAT.  25 and 26 May 2023 – SAT Hearing.  On 10 March 2023, the SAT issued orders with the following key revised dates associated with the full hearing:  7 April 2023 – Witness statements due to SAT and the City's draft conditions if approved due to SAT.  14 April 2023 – Applicant's draft conditions if approved due to SAT.  25 and 26 May 2023 – SAT Hearing.  Representation by: Castledine Gregory |
| 3.  | No. 391 Lord Street,<br>Mount Lawley<br>(DR 192 of 2022)                              | 31 October 2022 | Urbanista Town<br>Planning | Application for review of a Joint Development Assessment Panel decision to refuse an application for a mixed-use development on 19 October 2022.  Directions hearing was vacated and mediation was listed for 30 November 2022.  Mediation held on 30 November 2022. A second mediation was held on 1 February 2023 to discuss modifications to the proposal. Matter listed for third mediation on 3 April 2023 to discuss further modifications to the proposal, with further information provided to the Respondent on 7 March 2023.  Representation by: JDAP Presiding Member  |
| 4.  | No. 103 Alma Road and<br>367-373 Fitzgerald Street,<br>North Perth<br>(DR 14 of 2023) | 2 February 2023 | Element Advisory           | Application for review of a Joint Development Assessment Panel decision to refuse an application for a mixed-use development on 18 December 2022.  Directions hearing was vacated and mediation is listed for 29 March 2023.  Representation by: JDAP Presiding Member  |

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ORDINARY COUNCIL MEETING AGENDA 4 APRIL 2023

### REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS AS AT 17 MARCH 2023

| NC | ADDRESS & SAT REVIEW NO.                               | DATE RECEIVED    | APPLICANT                  | REVIEW MATTER & COMMENTS  |
|----|--|------------------|----------------------------|---|
| 5. | No. 109 Palmerston Street,<br>Perth<br>(DR 28 of 2023) | 14 February 2023 | Urbanista Town<br>Planning | Application for review of a Deemed Refusal for Four Grouped Dwellings. The development application was lodged 29 July 2022 and was deferred by Council on 15 November 2022 for a period of 90 days to allow applicant to consider Council's reasons for deferral and changes to the proposal.  Application to be presented to the 14 March 2023 Ordinary Council Meeting. Directions Hearing scheduled for 17 March 2023 to allow consideration of outcome of determination of the application by Council. Application approved by Council at its 14 March 2023 Meeting. SAT application withdrawn on 15 March 2023. Completed. Representation by: Administration |

ORDINARY COUNCIL MEETING AGENDA 4 APRIL 2023

# METRO INNER-NORTH JOINT DEVELOPMENT ASSESSMENT PANEL (DAP) REGISTER OF APPLICATIONS RELATING TO THE CITY OF VINCENT AS AT 17 MARCH 2023

| No. | ADDRESS                                  | APPLICANT  | PROPOSAL                                  | DATE<br>APPLICATION<br>RECEIVED | DAP MEETING<br>DATE | DAP DECISION  |
|-----|--|--|---|---------------------------------|---------------------|---|
| 1.  | No. 129 Loftus<br>Street, Leederville    | Harley Dykstra<br>Planning & Survey<br>Solutions | Form 1 – Child Care<br>Premises           | 12 May 2022                     | Not yet scheduled   | Currently under assessment.  The application is currently on 'stop-the-clock' and a new due date for the Responsible Authority Report has not yet been confirmed. |
| 2.  | Nos. 41-45 Angove<br>Street, North Perth | Hidding Urban<br>Planning                        | Form 1 – Service Station                  | 7 September 2022                | Not yet scheduled   | Currently under assessment.  Responsible Authority Report is currently due by 23 April 2023.  |
| 3.  | No. 141 West<br>Parade, Mount<br>Lawley  | Planning Solutions                               | Form 1 – Mixed Use<br>Development         | 27 October 2022                 | Not yet scheduled   | Currently under assessment.  Responsible Authority Report is currently due by 29 March 2023.  |
| 4.  | Nos. 194-200 Carr<br>Place, Leederville  | Taylor Burrell<br>Barnett                        | Form 1 – Multiple Dwelling<br>Development | 3 January 2023                  | Not yet scheduled   | The application is currently on 'stop-the-clock' and a new due date for the Responsible Authority Report has not yet been confirmed.                              |
| 5.  | Nos. 139 and 141<br>Lake Street, Perth   | Planning Solutions                               | Form 1 – Mixed Use<br>Development         | 17 January 2023                 | Not yet scheduled   | The application is currently on 'stop-the-clock' and a new due date for the Responsible Authority Report has not yet been confirmed.                              |
| 6.  | No. 554 Newcastle<br>Street, West Perth  | Tomaria<br>Construction                          | Form 1 – Mixed Use<br>Development         | 20 January 2023                 | Not yet scheduled   | Currently under assessment.  Responsible Authority Report is currently due by 26 April 2023.  |

#### **DAP Process Improvements:**

The City's Administration has changed the process for DAP matters. This will include early confirmation of the availability of Elected Members that are DAP Members to attend DAP meetings. This will also include the circulation of the Responsible Authority Report to all Elected Members on contentious DAP items.

ORDINARY COUNCIL MEETING AGENDA 4 APRIL 2023

# CITY OF VINCENT DESIGN REVIEW PANEL REGISTER OF APPLICATIONS CONSIDERED BY DESIGN REVIEW PANEL AS AT 17 MARCH 2023

| ADDRESS            | APPLICANT       | PROPOSAL           | DRP MEETING<br>DATE | REASON FOR REFERRAL  |
|--------------------|-----------------|--------------------|---------------------|--|
| No. 554 Newcastle  | Tomaria         | Mixed Use          | 1 March 2023        | DA Lodged.   |
| Street, West Perth | Construction    | Development        |                     | To consider amendments to the proposal made in response to the comments of the |
|                    |                 |                    |                     | Design Review Panel (DRP) on 20 October 2021 and 17 August 2022.               |
| Nos. 49-67 Smith   | Housing Choices | Multiple Dwellings | 1 March 2023        | No DA Lodged.  |
| Street, Highgate   | WA              |                    |                     | The applicant is seeking preliminary comment from the DRP regarding a          |
|                    |                 |                    |                     | development concept and its appropriateness within the surrounding context.    |



# INFORMATION BULLETIN

| TITLE:       | Register of Petitions – Progress Report – March 2023 |
|--------------|--|
| DIRECTORATE: | Chief Executive Officer                              |

#### **DETAILS**:

Petitions received by the City of Vincent are read out at the Council Meeting and are referred to the appropriate Director for investigation and report. This normally takes 6-8 weeks and the purpose of this report is to keep the Council informed on the progress of the petitions which have been reported to the Council.

A status report is submitted to Council as an Information Bulletin item on a monthly basis.

The following petitions still require action or are in the process of being actioned.

| Key Inde | Key Index:                                       |  |  |  |  |  |  |
|----------|--|--|--|--|--|--|--|
| CEO:     | Chief Executive Officer                          |  |  |  |  |  |  |
| EDCBS:   | Executive Director Community & Business Services |  |  |  |  |  |  |
| EDIE:    | Executive Director Infrastructure & Environment  |  |  |  |  |  |  |
| FDSD:    | Executive Director Strategy & Development        |  |  |  |  |  |  |

| Date Rcd   | Subject   | Action Officer | Action Taken  |
|------------|---|----------------|---|
| 22/02/2023 | Petition with 110 signatures requesting that Council erect large signs at all entrances to the bitumen paths in Britannia Reserve stating "Pedestrians Only". | EDIE           | Completed The petition was dealt with as part of the AGM motions, as the same issue had been raised there.  |
| 15/3/2022  | Petition with four (4) signatures requesting residents only parking on Prospect Place, West Perth   | EDIE           | The Rangers have recently completed the necessary occupancy survey for this street, and are now in the process of going through all of the data to ascertain what the best outcome is.  Once we have analysed the data, we can then make a decision whether it is viable or necessary to make this resident only parking. |

[TRIM ID: D18/35574] Page 1 of 1



# INFORMATION BULLETIN

| TITLE:       | Register of Notices of Motion – Progress Report – March 2023 |
|--------------|--|
| DIRECTORATE: | Chief Executive Officer                                      |

#### **DETAILS:**

A status report is submitted to Council as an Information Bulletin item on a monthly basis.

The following Notices of Motion still require action or are in the process of being actioned.

Office of the CEO

Key Index:
CEO: Of
EDCBS: Ex
EDIE: Ex
EDSD: Ex Executive Director Community & Business Services
Executive Director Infrastructure & Environment
Executive Director Strategy & Development

| Details   | Action<br>Officer                        | Comment  |  |  |
|---|--|--|--|--|
| 13 December 2022 – Submitted by Cr Wallace                          |  |  |  |  |
| Local Planning Scheme No. 2 Amendment<br>Regarding Service Stations | EDSD                                     | Scheme Amendment documents prepared and submitted to EPA for assessment. Mid 2023.   |  |  |
| 13 December 2022 – Submitted by Cr Loden                            | 13 December 2022 – Submitted by Cr Loden |  |  |  |
| Leederville Oval Master Plan  | EDSD                                     | The Leederville Oval Working group has formed with an inception meeting on 21 December 2022. An update on the progress is to be presented to the May 2023 OCM. |  |  |

[TRIM ID: D17/43059] Page 1 of 1

Page 280 Item 12.1- Attachment 9



# INFORMATION BULLETIN

| TITLE:       | Register of Reports to be Actioned – Progress Report – March 2023 |  |  |  |
|--------------|---|--|--|--|
| DIRECTORATE: | Chief Executive Officer   |  |  |  |

#### **DETAILS:**

A status report is submitted to Council as an Information Bulletin item on a monthly basis.

The following reports still require action or are in the process of being actioned.

Key Index:
CEO: Office of the CEO
EDSD: Executive Director Strategy & Development
EDIE: Executive Director Infrastructure & Environment

Action

| Item              | Report Details  | Action<br>Officer | Comments  | Due Date / Timeframe for<br>Completion / Completed   |
|-------------------|---|-------------------|---|--|
| Council N         | leeting 14 March 2023   |                   |   |  |
| 9.4               | Advertising of Amended Policy No. 7.7.1 - Non-Residential Development Parking Requirements and Payment in Lieu of Parking Plan                                      | EDSD              | Council approved advertising of<br>the Policy. Significantly<br>amended policies must be<br>provided for a period exceeding<br>21 days.   | The revised policy will be presented to Council in 2023.   |
| 9.5               | Minor Amendment to Metropolitan<br>Region Scheme - Leederville<br>Parade Primary Regional Road<br>Reserve   | EDSD              | Council requested that the WAPC proceed with a Minor Amendment to the Metropolitan Region Scheme to remove the Primary Regional Road reservation.   | Advertising will be undertaken by the WAPC, with results presented back to Administration in 2023.           |
| 10.1              | Harold Street – Response to<br>Petition   | EDIE              | Council requested that a report be prepared on the conclusion of the consultation around the proposed Harold Street/Beaufort Street Blackspot design prior to (or at the same time as) considering the outcomes of the warrant check of the intersection. | A report will be prepared at the end of the consultation period.   |
| 10.3              | Waste Strategy Project – Verge<br>Valet Vincent Trial Update  | EDIE              | Extend trial 12 months (July 2023- June 2024).  | Further report (inclusive of community consultation feedback) to Council on progress of trial in March 2024. |
| 12.2              | Advertising Of Amended Policy -<br>Legal Representation For Council<br>Members And Employees (Policy<br>No. 4.2.01)   | EMCSG             | Council approved the amendments to the policy for community consultation.   | To be reported to Council after the community consultation   |
| 12.4 RESI<br>2023 | PONSES TO MOTIONS CARRIED AT T  | HE ANNUA          | L GENERAL MEETING OF ELECT  | ORS HELD ON 2 FEBRUARY   |
| 4.1               | Renaming Mount Hawthorn Community Centre Lesser Hall - That Council REQUESTS the CEO investigate the cost and location  | EDIE              | Investigate and cost signage.   | Information to be prepared for 23/24 budget process. Budget Workshop #4                                      |
|                   | options of a flag pole at the Mount<br>Hawthorn Community Centre<br>Lesser Hall entry and signage on<br>the Mount Hawthorn Community<br>Centre Lesser Hall to bring |                   | Investigate and cost flagpole.  |  |

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| Item      | Report Details   | Action<br>Officer | Comments  | Due Date / Timeframe for<br>Completion / Completed          |
|-----------|--|-------------------|---|---|
|           | awareness and promotion to where<br>the local RSL meetings occur and<br>provides this information to Council<br>as part of its 2023/24 Budget<br>process.  |                   |   |   |
| 4.2(1)    | Development Green Space - That Council REQUEST the CEO to present a review of the landscaping requirements in the City's Built Form Policy to Council by December 2023.  | EDIE              | Administration is completing a review of the City's Built Form Policy against the State's Medium Density Codes and will present this review and the impact to the Built Form Policy to Council in 2023. | 2023  |
| 4.8       | Chemical Sprays – That Council REQUESTS that Administration provide a report to Council by June 2023 on options and costs for further reduction in the use of glyphosate.  | EDIE              | Report by June 2023<br>Inc. soil sample analysis.   | June 2023   |
| 4.16(3)   | E-Waste – That Council NOTES the various e-waste disposal options already available to residents and REQUESTS Administration to advertise these disposal options to increase community awareness; and REQUESTS:  • a six-month trial of E-waste drop-off points;  • that a report be presented to Council at the end of the trial detailing the findings from the trial; and  • that the Administration promote the trial in the media, social media, and other normal channels. | EDIE              | Investigation to be commenced.  Proposal to Council Workshop for information.   | To be presented to Council at the end of the trial.         |
| 12.7 Repo | rt and Minutes of the Audit Committe   | e Meeting h       | eld on 2 March 2023   |   |
| 5.1       | 5.1 Managing Risk through the<br>Procurement, Contract<br>Management and the Project<br>Management Framework   |                   | Amendment requested that the CEO report to Council any risks identified as extreme and/or high in the monthly register  | Will be included in register                                |
| 5.10      | 5.10 Cyber Security Controls<br>Review – CONFIDENTIAL  |                   | Report to be updated to include inadequate key controls and updates for orange adequate controls  | To go to May 2023 Audit<br>Committee meeting                |
| 5.5       | 5.5 Fraud and Corruption<br>Prevention Plan – Annual Review  |                   | Amendment requested that the report be updated to include further information.  | Will be presented August<br>2023 Audit Committee<br>Meeting |
| Council M | eeting 14 February 2023  |                   | •   |   |
| 10.1      | Update on Expanding 40KM/H<br>Speed Zones Within City of Vincent   | EDIE              | Submission of 40kph application to MRWA to progress   | June 2023   |
|           |  |                   | Consultation to be prepared for Vincent St (Beaufort to William).   |   |
| Council M | eeting 13 December 2022  |                   |   |   |
| 9.6       | Draft Strategic Community Plan<br>2022 - 2032  | EDSD              | The draft Strategic Community<br>Plan was authorised for<br>advertising for 28 days.<br>Following advertising, the<br>revised draft will be presented to<br>Council in mid 2023.                        | Mid 2023  |

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| Item       | Report Details  | Action<br>Officer | Comments   | Due Date / Timeframe for<br>Completion / Completed   |
|------------|---|-------------------|--|--|
| 9.8        | Mount Hawthorn Youth Skate<br>Space   | EDSD              | Results from advertising and the updated concept plan was approved by Council. The tendering and construction process will be completed in 2023.   | Mid 2023   |
| 9.9        | Redevelopment Proposals,<br>Leederville   | EDSD              | Council approved the Stage 2 Request for Detailed Proposals. These have been distributed to the three shortlisted proponents. Following the evaluation process and due diligence, this will be presented to Council in mid 2023.   | Mid 2023   |
| 10.1       | Stormwater Drainage   | EDIE              | Commencing within the Mount<br>Hawthorn precinct;<br>Hydraulic modelling to be<br>undertaken in 2023 – 2024<br>financial year (estimated cost of<br>\$80,000 - \$160,000)  | Anticipated be undertaken<br>during the 2023 - 2024<br>financial year (funded through<br>the above modelling project);<br>and 2023 - 2024 Annual<br>Budget preparations. |
| 10.4       | Full Median Strip for Angove Street and Woodville Street Intersection                     | EDIE              | Administration to finalise the concept design drawings of the Angove Street and Woodville Street median strip proposal. Community consultation based on the finalised concept design drawings proposing a 12 month. trial of the traffic management treatment. Report back to Council on the outcome of the community consultation and advice whether the traffic management treatment trial should proceed.                       | Late 2023  |
| 12.3       | Vincent Underground Power Project  – Five Additional project areas                        | CFO               | For inclusion on the Business<br>Plan, to reflect the ongoing<br>nature of the VUPP  | Will be included when the process starts   |
| Council Me | eeting 15 November 2022   |                   |  |  |
| 9.1        | No. 109 (Lot: 100, D/P: 43470) Palmerston Street, Perth - Proposed Four Grouped Dwellings | EDSD              | Application deferred for a period of 90 days to allow applicant to consider Council's reasons for deferral and changes to the proposal.  Applicant is working with Administration to address Council reasons for deferral, with the intention of providing modified plans to a future Council Meeting.  Application has been made to the State Administrative Tribunal (SAT) to review the Deemed Refusal of this application. SAT | By February 2023 OMC Mid 2023 Completed March 2023   |
| 10.2       | EOI for E-Scooter Shared Scheme in the City of Vincent                                    | EDIE              | Directions Hearing scheduled for 17 March 2023  Council approved the CEO inviting Expressions of Interest for and e-Scooter Share  | EOI preparation progressing based on feedback from City of Perth.  |
|            |   |                   | Scheme to operate within the City of Vincent. EOI to go out Early 2023   |  |

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| Item | Report Details   | Action<br>Officer | Comments   | Due Date / Timeframe for<br>Completion / Completed   |
|------|--|-------------------|--|--|
|      | Co   | uncil Meetii      | ng 18 October 2022   |  |
| 9.5  | Local Planning Scheme<br>Amendment No. 11  | EDSD              | Special Control Area drafted for inclusion in Local Planning Scheme No. 2 to protect the Royal Perth Hospital Emergency Helicopter Flight Path. Scheme amendment approved for advertising. Results from advertising and the updated scheme amendment will be presented to Council for consideration in early 2023.           | Early 2023.  |
| 9.10 | Place Plan Annual Review   |                   | Final review of Volume 1: Vincent Town Centre Place Plan and Volume 2: North Perth Town Centre Place Plan. Annual review of Volume 3: Mount Hawthorn Town Centre Place Plan, Volume 4: Leederville Town Centre Place Plan, Volume 5: Beaufort Street Town Centre Place Plan and Volume 7: Pickle District Place Plan.        | Council will receive this update annually with the next update scheduled for October 2023. |
|      | Co   | ouncil Meeti      | ng 23 August 2022  |  |
| 9.5  | Advertising of Amended Character and Heritage Areas Policy - Orange Avenue and Hope Street   | EDSD              | Guidelines and updated Policy approved for advertising. Results from advertising and the updated Guidelines and Policy will be presented to Council for consideration in early 2023.   | Early 2023.  |
| 9.6  | Advertising of Amended Policy -<br>Local Planning Policy No. 7.5.1 -<br>Minor Nature Development   | EDSD              | Policy amendments drafted to update exemptions proposed to be applicable in the City of Vincent. Amended policy approved for advertising. Results from advertising and the updated Policy will be presented to Council for consideration in late 2022 early 2023.  | Early 2023.  |
| 10.4 | Outcome Of Consultation: 12 Month<br>Diagonal Diversion Trial/Proposed<br>Reduction Of Speed Limit Within<br>Area Bounded By Charles,<br>Fitzgerald, Angove And Vincent<br>Streets | EDIE              | To come back to Council after completion of the trial. Construction of diversion complete Feb 2023. Assessment ongoing.  | 2023   |
|      | (  | Council Mee       | ting 26 July 2022  |  |
| 9.7  | Beaufort Street and Grosvenor<br>Road Pedestrian Improvement<br>Projects   | EDSD              | Following the trial, concept plan options for a flexible public plaza are being developed, including investigating the feasibility of reconfiguring or integrating the car parks with key consideration given to the key movement issues identified during the trial. A road safety audit would be completed on these plans. | To be presented to Council in 2023.  |
| 9.8  | Creation of Mall Reserve - Washing Lane, Perth   | EDSD              | Formal application through<br>Section 59 process will be sent<br>through to the Minister for Lands   | Late 2022/Early Mid 2023   |

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| Item                                | Report Details   | Action<br>Officer | Comments   | Due Date / Timeframe for Completion / Completed     |  |  |  |
|-------------------------------------|--|-------------------|--|---|--|--|--|
| 9.9                                 | New Lease to Jigsaw Search &<br>Contact Inc - Portion of Robertson<br>Park, No. 176 (Lot 1) Fitzgerald<br>Street, Perth Lee Hops Cottage)  | EDSD              | Tenant's position has changed, reviewing options. They will inform the City later part of 2023.  | Late 2022. Early 2023<br>Late 2023                  |  |  |  |
| 11.7                                | Extension Of Lease And Deed Of<br>Contract To Belgravia Health &<br>Leisure Group Pty Ltd - Loftus<br>Recreation Centre - Portion Lot 501<br>(99) Loftus Street, Leederville   | EDCBS             | Draft Extension of Lease and<br>Contract sent to Belgravia for<br>Execution. Awaiting executed<br>documents.   | 15 September Late 2022.<br>Early 2023               |  |  |  |
| Special Council Meeting 5 July 2022 |  |                   |  |   |  |  |  |
| 5.1                                 | Adoption of the Annual Budget 2022/23  | EDCBS             | REQUESTS Administration monitor the impact to number of transactions and revenue following the change to \$1 for first hour to ascertain any detrimental impact on occupancy or use in City car parks and provide a report back to Council by April 2023 in time for setting fees and charges for the 2023/24 Annual Budget; and  REQUESTS Administration monitor and review the usage of time limited 15 minute and 30 minute only on street bays in Town Centres following the introduction of \$1 for the first hour in City car parks to ensure short term visitor parking availability. | OCM April 2023                                      |  |  |  |
|                                     | Council Meeting 17 May 2022  |                   |  |   |  |  |  |
| 9.3                                 | Accessible City Strategy -<br>Implementation Update  | EDSD              | Council received the first implementation progress update relating to the actions within the Accessible City Strategy. These actions will continue to be progressed. Council will receive this update annually with the next update scheduled for May 2023.  | May 2023  |  |  |  |
| 9.4                                 | Sale of No. 25 (Lot 93) Sydney<br>Street, North Perth  | EDSD              | Draft surrender of licence prepared. Communications required with Licensee.  | November Late 2022.<br>Early 2023                   |  |  |  |
| Council Meeting 5 April 2022        |  |                   |  |   |  |  |  |
| 9.3                                 | Proposed Amendment No. 9 to<br>Local Planning Scheme No. 2 - No.<br>21 (Lot: 373; D/P: 1939) Eucla<br>Street, Mount Hawthorn   | EDSD              | Amendment advertised and determined by Council at the 22 October Council Meeting. Amendment has been forwarded to the WAPC for consideration before being presented to Minister for determination.   | Response from Minister expected in mid-2023.        |  |  |  |
| 12.5                                | Responses to motions carried at the Annual Meeting of Electors held on 2 February 2022   |                   |  |   |  |  |  |
| Motion 2                            | DIRECTS the CEO to provide the Tree Selection Tool publicly on the City website.  Council RECEIVE a further report on the review of the Street Tree and other relevant policies to reflect the requirement for at least 75% of | EDIE              | Tree Selection Tool published on website – Feb 2023.   | Street Tree Policy to go to<br>April 2023 Workshop. |  |  |  |

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| Item                              | Report Details   | Action<br>Officer | Comments  | Due Date / Timeframe for<br>Completion / Completed  |  |  |  |  |
|-----------------------------------|--|-------------------|---|---|--|--|--|--|
|                                   | street trees planting going forward being native.  |                   |   | ·   |  |  |  |  |
| Council Meeting 8 March 2022      |  |                   |   |   |  |  |  |  |
| 9.4                               | Sale of No. 26 Brentham Street,<br>Leederville   | EDSD              | Scheme Amendment considered<br>by SPC awaiting Minister's<br>determination. Follow up<br>required with adjoining<br>landowners to confirm interest in<br>sale.  | Early 2023  |  |  |  |  |
| Council Meeting 14 September 2021 |  |                   |   |   |  |  |  |  |
| 9.7                               | Outcomes of Advertising: Draft<br>Precinct Structure Plan and Draft<br>Place Plan - Leederville; and<br>Preparation of Amendment 7 to<br>Local Planning Scheme No. 2 | EDSD              | LPSP referred to WAPC for comment and endorsement.  | Final comments not expected until mid late 2022.early 2023  |  |  |  |  |
|                                   | Council Meeting 23 March 2021  |                   |   |   |  |  |  |  |
| 10.2                              | Waste Strategy Project - 2 Bulk<br>Hard Waste Options Appraisal  | EDIE              | Carry out one final scheduled collection in July 2021. Implement an 18 month trial of the WMRC Verge Valet from January 2022. Further report will be provide to council on the progress and the community feedback.   | Completed Carry out one final scheduled collection in July 2021. Implement an 18 month trial of the WMRC Verge Valet from January 2022. Report was presented to Council in March 2023   |  |  |  |  |
|                                   | Co   | uncil Meeti       | ng 20 October 2020  |   |  |  |  |  |
| 12.2                              | Request to the Minister for Lands to<br>Acquire Six Rights of Way as Crown<br>Land and Reserve as Public Rights<br>of Way - Perth Precinct                           | CEO               | Request submitted to the Minister for Lands in February 2021 Assessment expected to take 6 – 12 months. Five RoWs completed. One pending.   | Expected completion 31 December 2021. End of 2021/22 financial year. September 2021 Late 2021 During Late 2022 Early 2023   |  |  |  |  |
|                                   | C  | ouncil Mee        | ting – 23 July 2019   | g   |  |  |  |  |
| 9.8                               | Beaufort Street Change of Use Exemption and Amendment to Policy No. 7.5.1 - Minor Nature Development   | EDSD              | The trial has been implemented along with a number of additional exemptions implemented through the State Government in response to COVID.  | The revised draft Policy will be was presented to Council for consideration in 2022 at its 23 August Meeting, where it was adopted for the purposes of community consultation. The results of consultation and a final policy scheduled to be presented to Council in late 2022 early 2023. |  |  |  |  |
| Council N                         | leeting – 30 April 2019  | •                 |   | ,   |  |  |  |  |
| 11.4                              | Transfer and dedication of lots as road - Charles Street, North Perth  | CEO               | Main Roads to organise State Solicitors Office to prepare have prepared transfer documents. Awaiting signing by both parties. Acquisition of Lot 66 on hold due to adverse possession claim. Resolution of adverse possession claim waiting on Landgate decision. | To be signed by 30 October 2020. Waiting on Landgate decision   |  |  |  |  |
| Council N                         | Council Meeting – 30 May 2017  |                   |   |   |  |  |  |  |
| 12.5                              | Perth Parking Levy   | EDIE              | State Government yet to release results of consultation.  | Update scheduled to be provided in late 2021. 2022 Early 2023   |  |  |  |  |

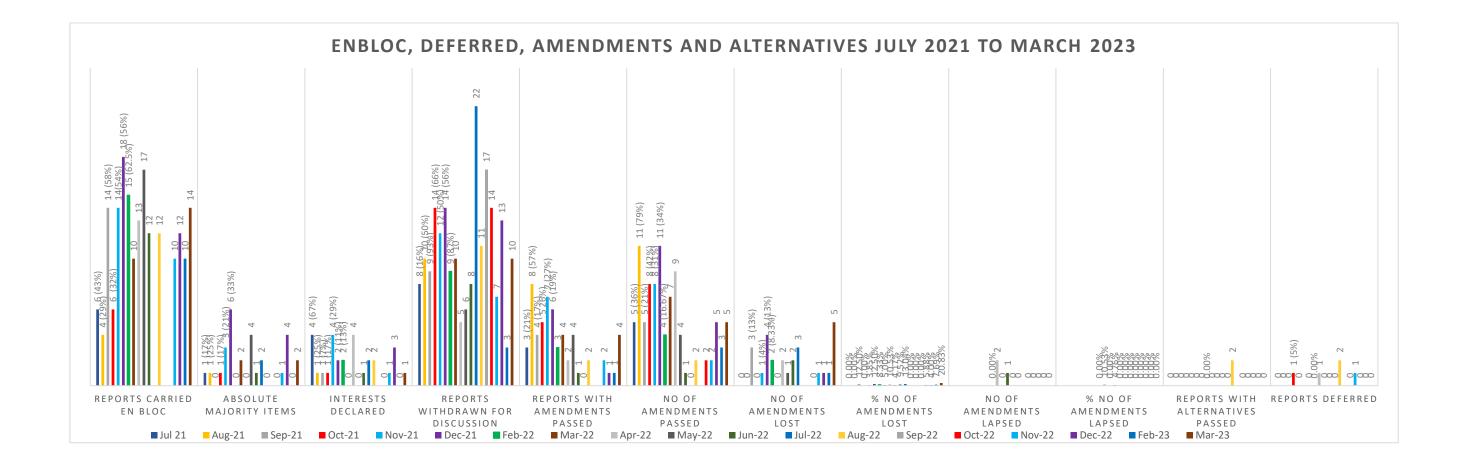
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**COUNCIL WORKSHOPS** 

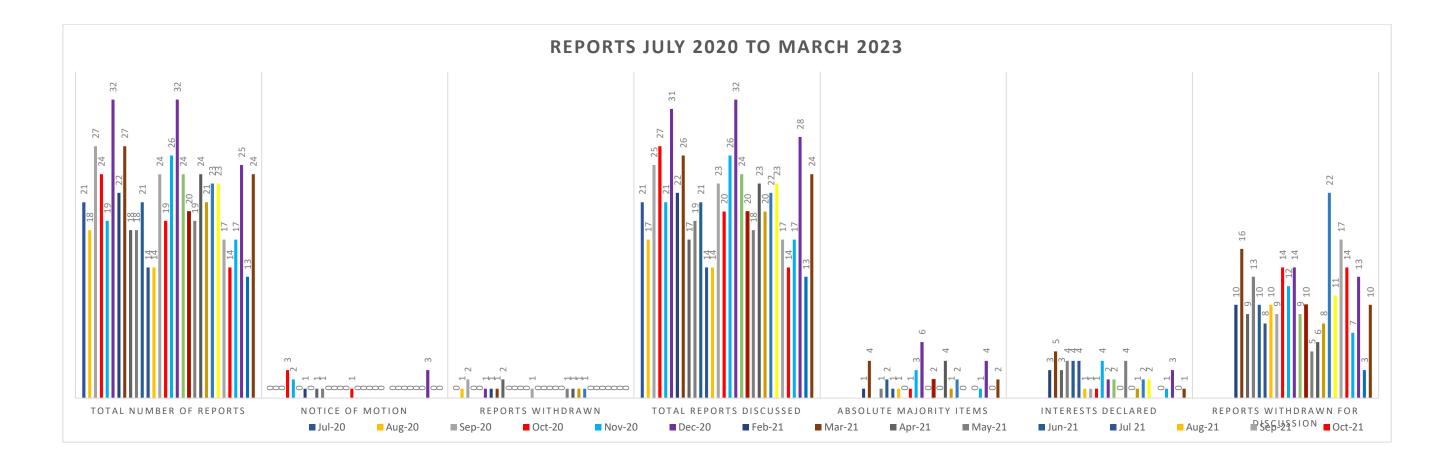
No workshops have been held since 1 March 2023

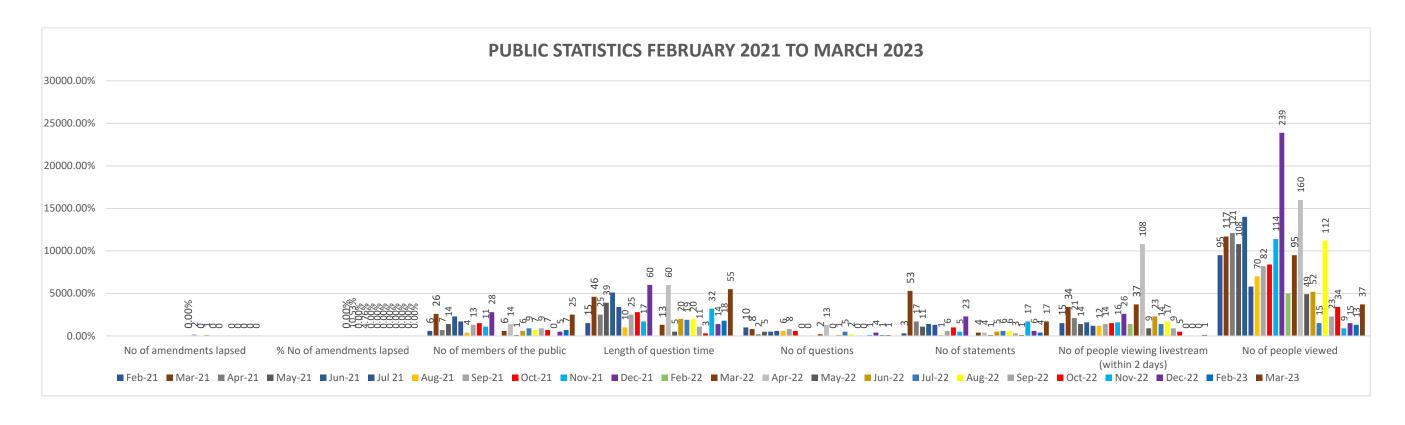
ORDINARY COUNCIL MEETING AGENDA 4 APRIL 2023

# **Council Meeting Statistics – March 2023**

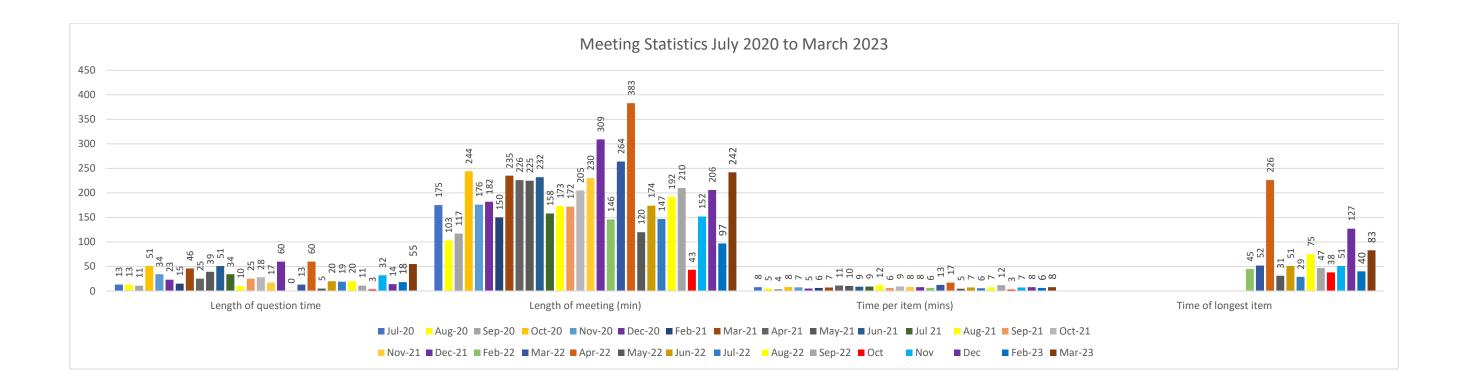


ORDINARY COUNCIL MEETING AGENDA 4 APRIL 2023





ORDINARY COUNCIL MEETING AGENDA 4 APRIL 2023





# **NOTES**

# Council Briefing

7 March 2023

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#### NOTES OF CITY OF VINCENT **COUNCIL BRIEFING**

# HELD AS E-MEETING AND AT THE ADMINISTRATION AND CIVIC CENTRE, 244 VINCENT STREET, LEEDERVILLE ON TUESDAY, 7 MARCH 2023 AT 6.00PM

PRESENT: **Mayor Emma Cole Presiding Member** 

> Cr Susan Gontaszewski South Ward **North Ward Cr Alex Castle** Cr Jonathan Hallett **South Ward**

Cr Suzanne Worner North Ward (left at 8.12pm during Item

5.7)

North Ward Cr Dan Loden Cr Ashley Wallace **South Ward North Ward** Cr Ron Alexander **South Ward** Cr Ross Ioppolo

IN ATTENDANCE: **David MacLennan Chief Executive Officer** 

> Jay Naidoo Manager Development & Design

(electronically) (left at 7.40pm after Item

5.2)

John Corbellini **Executive Director Strategy &** 

Development

Manager Policy and Place (left at 8.14pm **Tara Gloster** 

after Item 5.7)

A/Executive Director Infrastructure & **Peter Varris** 

Environment (electronically) (left at

7.52pm after Item 11.2)

**Chief Financial Officer Rhys Taylor** 

Luke McGuirk Manager Engineering (left at 7.52pm after

Item 11.2)

Manager Parks (electronically) (joined at Sarah Hill

6.29pm during Item 4 and left at 7.23pm

during Item 5.3)

Karen Balm **Coordinator Community Development** (left at 7.34pm after Item 7.5)

> **Manager City Buildings & Asset** Management (electronically) (left at

8.18pm after Item 6.2)

Manager Waste & Recycling (left at

**Yvette Plimbley** 8.00pm after Item 11.2)

Manager Ranger Services (electronically)

(left at 6.55pm after Item 6.1)

Manager Projects and Procurement Mindarie Regional Council (Item 11.1

only)

Wendy Barnard **Council Liaison Officer** 

Public: Approximately 18 members of the public.

Jayde Robbins

**Paul Morrice** 

**Aaron Griffiths** 

# **DECLARATION OF OPENING / ACKNOWLEDGEMENT OF COUNTRY**

The Presiding Member, Emma Cole, declared the meeting open at 6.00pm and read the following Acknowledgement of Country statement:

"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 and present."

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#### 2 APOLOGIES / MEMBERS ON APPROVED LEAVE OF ABSENCE

Cr Suzanne Worner is on approved leave of absence from 15 February 2023 to 28 March 2023, but attended the meeting electronically.

#### 3 PUBLIC QUESTION TIME AND RECEIVING OF PUBLIC STATEMENTS

The following is a summary of questions and submissions received and responses provided at the meeting. This is not a verbatim record of comments made at the meeting.

#### 3.1 John Viska of North Perth - Item 8.4

- Spoke about the Hyde Park Conservation Plan AGM motion that is in this agenda.
- Mentioned that the conservation plan is important because it maintains and conserves the significance of Hyde Park, which has cultural significance as listed in the current conservation plan.
- Stated that the current management of Hyde Park is not according to the conservation plan.
- Stated that when the new document is commissioned people who have experience should be consulted, for example the Heritage Council WA, professional historical researchers, horticulturists and arboriculturists with heritage experience, heritage architects and input from community groups such as the WA Horticultural Council, WA Garden History Society and the local history centre.
- Mentioned that there are problems in the park with diseases and pests, so the conservation plan should be used as a working document to guide how the park is managed and the cultural significance is maintained.

The Presiding Member, Emma Cole, thanked Mr Viska for his comments.

#### 3.2 Marie Slyth of West Perth – Item 8.4

Marie submitted the below comments in writing, which she spoke to.

Marie Slyth of West Perth - Item 8.4

#### Motion 4.13(1) Creation of Cul-de-Sac - Local Traffic Impact

Following receipt of COV Administration's response to our request for protection of our Cleaver Character Area Streets, i.e. Florence Street, Carr Street, Strathcona Street and Hammond from the impact of unavoidable, inevitable further increased Rat running through our Streets, (together with timber carrying trucks), which will occur due to the approval of a Bunnings store on the corner of Cleaver and Newcastle Streets, we find it hard to believe that Council's review of our recommendation that a Cul de Sac be installed near the bottom of Strathcona Street, would have no material impact. We consider it would be the most effective way to protect our streets for the future.

We local people live here and know what is happening on a daily basis. We are already suffering (as stated in the original Motion) from daily increased Rat running from jam packed Vincent Street – with vehicles turning left into Florence Street, then left into Carr Street and then right into Strathcona Street – sometimes at speeds of up to 50 kph in their hurry to get to Newcastle Street, to avoid the Loftus and Vincent Street lights which at both morning and late afternoon to evening peak hours are getting worse all the time, (noisy vehicles, Motor bikes and large trucks in both directions now hurtle at over 60 kph along Carr Streets between Charles and Cleaver Streets) (added into that now are road using e-scooters (at least these are dangerously silent) – at the state DAP meeting all this information was spelled out but ignored by the Board. (I would point out that Carr Street is not a main road) Safe Active 30 km has just become a joke in Strathcona Street, and 40 km in Carr Street is rarely observed. 30km in Florence Street seems to be more frequently observed. I have spoken to a number of neighbours who can't understand why Council is not going to help protect us from the Rat running through out streets. If only Council staff and councilors would come especially at peak hours and observe what we are saying they might wake up.

We wonder why Council has not put speeding lines across these streets to be able to believe what we local residents are trying to say.

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Once Bunnings is completed, just what does Council intend to do to provide local residents with parking facilities - since there is bound to be an overflow into our local streets from Bunnings customers? At the outset of the Bunnings takeover, Council did state that the adjoining local area (i.e. Cleaver Character Area) would be looked after.

Admin's review statement re number of crashes in our area being other reason for denying our recommendation is not applicable - only a miracle that have been none in our area. Point to raise if number of accidents is to be considered is with the blocking off of Alma Road North Perth, how many accidents took place there?

#### Motion 4.13(2) - Removal of tree

This is my fourth attempt to have Council remove this huge Jacaranda tree the almost monthly increasing height of which branches, will now most certainly cause damage to my house as the north west powerful winds make the top branches of the trees lean over my front lawn far enough to reach and hit my front verandah.

My insurance company will not cover such damage when this happens as the tree stands on City of Vincent street verge. In Council's decision in failing to support my requested recommendation (as was approved at the Electors AGM) be aware that Council HAS NOT PRUNED THIS TREE IN MANY YEARS WHICH IS WHY IT IS CONTINUING TO GROW TO SUCH A RIDICIULOUS HEIGHT. My request is that the tree be removed and replaced by a tree that can be pruned in accordance with Council's policy. Accordingly I ask that my request be supported.

Thank you in anticipation – Please help me to protect my Cat. B Heritage listed house.

#### Motion 4.4 Britannia Reserve Pathway

electric (e scooters)
ebikes
eskateboards
e roller-skates
one-wheel escooters and hoverboards
using PEDESTRIAN PATHWAYS

Given the high risk erideables now create for ordinary pedestrians and especially disabled people and elderly people - surely all must now be required to register, pay the reg. fee as vehicle drivers on our roads must do, so that when such erideable users crash into a pedestrian on a regular footway – pathway, they must be held liable for the injuries they cause - as applies in all road vehicles accidents.

We all have to pay our rates for out footpaths so why if erideables are taking away the safety of walking on our footpaths should such users escape registration.

So far I have just missed (by a whisker) being hit by e scooter riders on my local Carr Street footpath when stepping on the footpath outside my gate. Why should Council support dangerous e-rideable users when footpaths were not created for such users, which now seek to claim free benefits?

The Presiding Member, Emma Cole, thanked Ms Slyth for her comments.

#### 3.3 Penny Hutchison of West Perth – Item 8.4

- Anxious about the rat running down Florence street onto Carr street and onto Strathcona street.
- It would inconvenience residents to have a cul-de-sac, but it is a necessity before Bunnings is built and the traffic increases.
- Implores Council to listen to the residents.

The Presiding Member, Emma Cole, thanked Ms Hutchison for her comments. Mayor Cole asked Manager Policy & Place if she could investigate if the transport study that is to be undertaken for the Pickle District Local Panning Framework will take into consideration the residential streets on the other side of Newcastle Street?

Manager Policy & Place has provided the below response:

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The West Perth traffic study will give the City a better understanding of traffic in the area. However specific investigations into these residential streets cannot be requested to be included in the scope at this stage as it is outside the Perth Parking Management Area (PPMA). Until the legislation is revised monies cannot be spent on areas outside of the PPMA.

#### 3.4 Joshua Carmody of Perth- Item 5.1

From Planning Solutions representing the neighbours of the development.

- They are concerned about the overshadowing that will be caused if approved, three of the units will be overshadowed by greater than 70 per cent, with one of them overshadowed by 92 per cent, the north facing living rooms throughout winter will be dark and they will need to have internal lighting on during the day.
- Overshadowing is only acceptable if the solar access to adjoining properties is protected, it is clear that the access to outdoor areas will not be protected, particularly during winter.
- The only one asked to compromise are the neighbours.
- Requests that Council refuse this application, or defer so that applicant can achieve meaningful compromise to protect their amenity.

The Presiding Member, Emma Cole, thanked Mr Carmody for his comments.

#### 3.5 Louise Schneider of Mt Lawley - Item 6.1

- Spoke to the petition submitted and requests that Council approve the suggested changes to resident parking, implementaiton of resident parking on the south of the street.
- Main Roads have identified the intersections with Harold and Beaufort Streets as blackspots and funding is available this financial year to implement measures to mitigate traffic events, but the residents are concerned that even with these measures it will not alleviate the traffic management concerns raised in the petition, with the anticipated increase in traffic volume expected from the imminent opening of Challis development, and the continued use of the roads as a rat run.
- Requests a traffic calming warrant check after the opening of the Challis development to assess if any other measures, such as the request of making the street one way, need to be investigated.

The Presiding Member, Emma Cole, thanked Ms Schneider for her comments.

#### 3.6 Peter Mrdja of Perth - Item 5.1

- Stated he is with Urbanista Town Planning representing the applicants.
- The application process comenced in December 2021, since then there have been three design reviews and several rounds of advertising and requests for infromation.
- Stated that this is way longer than the required 90 day determination period.
- The assessment process for grouped dwellings is very slow.

The Presiding Member, Emma Cole, interrupted Mr Mrdja to ask him to restrict his comments to the specifics of the application in question.

- With respect to overshadowing, the fig tree overshadows the existing development for more than the 50 per cent that is proposed, this cannot be changed.
- The application is supported by the DRP.

The Presiding Member, Emma Cole, interrupted Mr Mrdja to advise him that his allocated time was up, and invited him to speak to the Council Meeting next week, or to send through an email.

## 3.7 Ashlee La Fontaine of North Perth - Item 8.4 (Item 4.12)

At the AGM I proposed, on behalf of my community, that ratepayers within the previous Highgate East underground power project area be refunded or credited towards their rates next year. This motion was carried but Administration's response here does not support it on the reasoning that all funds that remain in

7 MARCH 2023

the underground power reserve at the completion of the project will be able to be used to support other projects at the City, subject to a decision from Council.

I'd like to ask, firstly, how much money is the City expecting to accrue in the underground power reserve at the completion of the project, and secondly, given the cost of living pressures ratepayers are currently under, lifting rates should have been a last resort. Why was this funding model selected instead of the previous loan model which charged interest only to those who chose to defer payments to cover their underground power?

A response to this query has been provided in Item 8.4, later in these notes.

The Presiding Member, Emma Cole, thanked Ms La Fontaine for her comments.

#### 3.8 Dudley Maier of Highgate - Items 8.4 and 7.4

#### Item 8.4 (Item 4.16(3))

I am disappointed but not surprised with the response about the suggestion about making it easier for residents to deal with eWaste. It is unrealistic to suggest that people are going to drive all the way to Tamala Park or Balcatta or use the Verge Valet service at \$200.00 a pop, to dispose of a computer screen or laptop or some computer equipment, it is just unrealistic. It is not about setting up your own recycling centre as suggested by the staff, it is more about providing a big box somewhere that people could drop off stuff, somewhere that is convenient and just having a staff member take it somewhere to Osborne Park near the City's depot and deal with it. It's no big deal.

A response to this query has been provided in Item 8.4, later in these notes.

#### Item 8.4 (4.16(4)

In relation to clarifying who can speak on behalf of Council the Administration response was that "It is also available to non-DAP Elected Members to attend and speak at DAP meetings in either their private capacity as residents and ratepayers, or as a Council Member representing the interests of electors, ratepayers and residents of the district."

It is not about speaking, it is about purporting to speak on behalf of the City or Council without the Council first having taken a formal position. As an example, the Mayor recently spoke on the Bunnings proposal on behalf of the City, without first formally consulting the rest of Council. She was against the proposal, so what happens if another councillor had gone along and said they were speaking on behalf of the Council and they thought the development was good and should be supported, particularly if the Mayor had not been at that meeting.

#### Item 8.4 (4.15(2))

In the Commercial Waste motion response there is a statement that "... the rate in the dollar for Commercial rates now sitting at 19% lower than Residential rates."

This either demonstrates a lack of understanding of how rates work or is intended to incorrectly suggest that businesses have been treated favourably. The different rates in the dollar simply reflect the inconsistent changes to the relative GRVs about 3 years ago. It's like trying to imply that the rates in Claremont are cheaper than in Vincent because the rate on the dollar is 6.86c, whereas Vincent is 25 per cnt higher at 8.5c on the dollar. The reality is the average rate in Claremont is \$2370, Vincent is \$1720.

#### Item 7.4

The CEO's commitment that the \$20.5M capital works would be spent this year has been blown out of the water. Attachment 5 shows that just under \$1M of ratepayers money was not needed this financial year. There is also an acknowledgement in the report about the \$1M mistake in the opening surplus but there is no explanation, it is almost as if it is of no real concern, so my questions are:

How did the \$1M variance come about and when were the staff first aware of it?

There is also the fact that the surplus is not transparently carried forward to reduce next year's rates. This about accounting practices that nobody can follow.

There is also a recommendation to put \$1.5M in underground power reserve, effectively obtaining bridging finance for the project before you have even decided on a funding model, so it looks like it is far too early and the surplus should have been carried forward until the decision has been made.

A response to this query has been provided in Item 7.4, later in these notes.

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The Presiding Member, Emma Cole, thanked Mr Maier for his comments.

#### 3.9 Marco Vittino of Perth – Item 8.6

- Stated he is the director of a small architectural business.
- Refers to Attachment 7 of the Infobulletin, Register of Applications Referred to the Metro Inner-North Joint Development Assessment Panel.
- Item 5 of that report, 139 141 Lake Street, Perth he represents over 100 local residents and users of adjacent Stuart Reserve, who do not support this application. Details of the objections have been submitted in writing but in summary they relate to scale, amenity, safety and sustainability.
- Does the City think it is appropriate to recommend the approval of a scheme which is not compliant with or respectful of the long term vision for the area and will result in overdevelopment of the site beyond what the City's own policy is deemed to be allowable and acceptable in this location?
- Would Elected Members be willing to undertake a collective site visit to consider their concerns?

The Presiding Member, Emma Cole, thanked Mr Vittino for his comments.

Executive Director Strategy & Development advised that the application has been out for community consultation and has now closed. The responsible authority report is due the start of April, at this stage. The Executive Director stated that he is happy to facilitate a meeting between Council Members, Administration and residents to discuss the proposal, answer any questions and help residents understand the process around the JDAP consideration of the proposal. Mayor Cole queried how many submissions had been received, but that information was not immediately at hand.

The following questions and statements were submitted in writing prior to the meeting:

#### Chandra Woodley of Leederville - Item 5.3

I'd just like to raise a concern about how the business will maintain the peace/noise at the venue please? It's been good lately but in the not so distant past, there has been a lot of anti-social behaviour outside the front and back of the restaurant causing a lot of noise.

#### James Penman of Mt Lawley - Item 6.1

I am a resident of Harold Street that is affected by the current traffic situation. I would like to thank the councillors and council staff who attended a meeting with representatives of Harold Street. I have reviewed the briefing note and I would like the councillors to consider the following feedback when assessing next steps:

- I support the suggestions for reallocation of loading and taxi zones along Beaufort St which can be implemented in a short timeframe.
- The traffic survey dated 4 August 2021 referenced in the response is likely to significantly misrepresent the current (and future) state of traffic flows along Harold Street. The survey was undertaken: 1) on a weekday only and before "The Beaufort" venue was operational, 2) without the additional flows from the Challis apartment block using Harold St, and 3) during the COVID-19 pandemic when restrictions are likely to have reduced general activity in the area. Basing decisions on this outdated data risks a compromised solution being delivered. I support an updated traffic survey being conducted before additional treatments are proposed.

The Manager Engineering has clarified the duration of the traffic survey in the report, being 28 July to 4 August 2021.

• It is not clear from the proposed blackspot treatment if right hand turns will be prohibited from Beaufort St into Harold St; however, from the geometry of the proposed traffic island extension shown on the plan, it appears that right hand turns into Harold St would still be allowed. If this is the case, it is likely to exacerbate issues as all traffic travelling along Harold St (Lord to Beaufort) trying to reach Vincent St would be directed to travel via Harold St (Beaufort to Vincent) as opposed to the current arrangement where a portion of the traffic is able to turn right onto Beaufort St and then left into Vincent St.

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The Manager Engineering has clarified that preventing southbound right hand turns from Beaufort Street into Harold Street will be considered as part of the proposed Traffic Calming Warrant investigations.

#### Anthony Dowling of Leederville - Item 5.3 (with attachments, not included)

- 1. We are the owners and residents of 105 Richmond Street Leederville, which is located directly behind 209 Oxford Street Leederville, separated only by a 3 metre wide right-of-way (ROW).
- 2. We have been for the past 3 and ¼ years and are continuing to be directly and adversely impacted by the shisha lounge use being carried out at the rear of 209 Oxford Street Leederville.
- These adverse impacts and our associated concerns with the proposed development are set out in our letter and submission dated 16 August 2022 to the advertised development application, copies of which are attached.
- 4. We are very strongly supportive of the City's administration recommendation for Council to refuse to approve the development application, and concur with the recommended grounds of refusal. However, we also consider the failure by the applicant to propose any onsite car parking ought to be added as a ground of refusal.
- We strongly urge Council to refuse to approve the development application, and to take steps for the unauthorised shisha bar use to immediately cease and any associated unauthorised structures be promptly removed.
- 6. Notwithstanding statement 4 above we do take issue with the administration's comment in the report on the application that 'while it is expected that those abutting a Regional Centre zone would be afforded a reduced level of amenity compared to a property that is centrally located within a Residential zone ...' and as also asserted by the applicant in response to the submissions made on the proposal.

The City's planning scheme does not make any distinction nor contain any provision or requirement about the level or degree of amenity to be enjoyed by residents in a residential zone. People residing in one part of a residential zone ought to be able to enjoy an equitable level of amenity afforded to people living in another part of the same zone.

We note the City's planning scheme has a **Residential** zone objective 'To enhance the amenity and character of the residential neighbourhood by encouraging the retention of existing housing stock and **ensuring new development is compatible within these established areas** (our emphasis)'.

Whilst we understand that the part of the objective 'to ensure new development is compatible within these established areas' may specifically refer to new development within the Residential zone itself, we consider it incumbent upon a proponent of development fringing an existing residential zone - and the City itself in assessing and determining whether to grant approval to such development - to ensure that the development will be compatible with residential living being carried out from within lawfully established housing in an adjoining residential zone.

We contend that the expectation of a lesser residential amenity would only apply to new residents occupying a housing component that forms part of say, a mixed use development under a Regional Centre type zoning.

Please be aware that we have been permanently residing at 105 Richmond Street since 2016, long before Shesh Besh established its shisha lounge in late 2019, and prior to that had no issue with or suffered any adverse amenity impacts from previous uses carried out upon 209 Oxford Street.

- 7. We have many times contacted the proprietor of Shesh Besh requesting the noise levels and the 'din' associated with the shisha lounge use to be toned down but to date this has been ignored and been to no avail.
- 8. Regardless of the views held by the applicant (proprietor) about shisha smoking, the odour from smoking shisha is pungent and unpleasant to us, and can be smelt from inside our house when our windows nearest to the shisha lounge are open, and from within our front carport.

#### We should not have to put up with or tolerate this.

9. Whilst we support the recommendation to refuse to approve the shisha lounge use, we have no objection to the restaurant use continuing as per presently carried out. However, we would object to any proposed expansion or intensification of this use towards the rear of 209 Oxford Street where this will result in continuing unacceptable adverse amenity impacts being suffered by us.

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Notwithstanding the administration's report on the development proposal, there are a number of
questions we still have about the proposal that hopefully the City can satisfactorily address.

These are as follows:

#### Questions

- 1. Can the City please explain how the unauthorised shisha lounge use is able to continue to operate and carry on whilst it has no development approval from the City to do so? If it is currently an unauthorised use surely it cannot continue until such time as the City has determined the development application, or the State Administrative Tribunal (SAT) has determined the application in the event that the applicant applies to the SAT to review a decision by Council to refuse to approve the development application?
- 2. If Council on the other hand decides to ultimately approve the development application against the recommendation to refuse to approve it, will Council provide reasons and/or the basis upon which approval is granted?
- 3. We note from the administration's report on the application that the shisha lounge **holds a retail tobacco licence to sell shisha**. How can this be when the shisha lounge has **no development** approval to carry out the smoking of shisha within its premises?
  - Whilst this might be a question for the **Tobacco Compliance Branch** of the WA Department of Health **to specifically answer** has the City's administration queried or questioned the Tobacco Compliance Branch about this situation, and if so, what was its response?
- 4. Based on the information provided on the WA Department of Health's 'Shisha and the Law' publication (copy attached), and given the shisha lounge's current set-up, we consider that the shisha lounge falls within the meaning of an 'enclosed public place' and thus would not be permitted.
  - Has the City sought advice/confirmation from the WA Department of Health as to whether the proposed shisha bar is deemed an 'enclosed public place' pursuant to the *Tobacco Products Control Act (2006)* and/or the *Tobacco Products Control Act Regulations 2006?*
  - With reference to the definition of an 'enclosed public place' in the attached WA Department of Health publication is **more than 50%** of the current shisha lounge enclosed by walls or other structures or coverings?
  - In any event, would not the applicant's proposal to provide a 2.4 metre high barrier wall along the northern and western walls of the shisha lounge **constitute** the lounge being determined as an 'enclosed public place'?
- 5. In assessing the development application against relevant local planning scheme/policy provisions why has the administration determined that **no additional onsite car bays are warranted**, and thus **have not been included as a ground of refusal**?

Whilst we can perhaps entertain some parking supply concession being applied to the proposed development surely the accommodation of **50 additional patrons** (additional to the current restaurant use) upon the premises **seriously warrants the provision of some additional onsite parking bays**?

After all, premises contiguous with 209 Oxford Street (between Richmond and Melrose Streets) have provided some onsite parking bays — why is the shisha lounge any different in this respect?

We note too that the administration's report states that under the City's draft *Leederville Precinct Structure Plan* (LPSP) that **up to 2 onsite car bays can be provided onsite**. If these can't be provided onsite (and the applicant **is unwilling to make an alternative cash-in-lieu payment**) then the **non-provision of at least 2 onsite car bays** should be included as **a ground of refusal**.

We wish to add that prior to the development of the shisha lounge commencing there was **space** available at the rear of 209 Oxford Street for onsite car parking, notwithstanding that the current eating house approval required no onsite car parking.

The Fiore family – the owner and operator of a café that was being carried out upon 209 Oxford Street and which preceded the Shesh Besh development used to park at **least 2 cars at the rear of 209 Oxford Street when the café was operational**.

As City ratepayers we consider the granting of any **substantial onsite car parking provision concession** (especially up to **100%**), for **both** the restaurant use and the shisha lounge will be **unfair and inequitable** to City ratepayers, and other approved uses/businesses that have had to provide

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- onsite car parking bays. We contend that this will also be an unreasonable and unacceptable subsidisation of a private 'for profit' business/enterprise.
- 6. Notwithstanding that the City does not accept the acoustic report accompanying the development application, wouldn't the City require the applicant to provide specific details as to the type of material the proposed extended barrier walls will be constructed of in order to assess whether noise generated from the shisha lounge use will accord with the assigned outdoor noise target level?
- 7. Similarly too, wouldn't the City assess the fire risk to both patrons of the shisha lounge, occupants of other adjoining and adjacent uses, and adjoining and adjacent properties from the flammable materials currently used in the ceiling and along the walls of the shisha lounge?
- 8. Surely these assessments (in Q's 6 and 7) are required to inform Council as to whether the proposal is able to comply with clause 67(2)(r) of the Planning and Development (Local Planning Schemes) 2015 which concerns the 'suitability of the land for the development taking into account the possible risk to human health or safety'?

A response to this query has been provided in Item 5.3, later in these notes.

There being no further speakers, Public Question Time closed at approximately 6.28pm.

Responses to the questions asked are in the relevant item below.

#### 4 DECLARATIONS OF INTEREST

Cr Dan Loden declared an impartiality interest in Item 5.6 Amendment to the Trees of Significance Inventory to include the Jacaranda tree at No. 59 Ellesmere Street, Mount Hawthorn. The extent of his interest is that he is a resident of the street and friends with adjoining neighbours.

Cr Ross loppolo declared a proximity interest in item 7.1 Financial Statements as at 31 January 2023 and Item 7.2 Authorisation of Expenditure for the Period 1 January 2023 to 31 January 2023. The extent of his interest is related to any expenditure on City of Vincent Administration Building and Leederville Early Childhood Centre at 244 Vincent Street, Leederville, as his residential property is in direct proximity to those locations

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5.1 NO. 109 (LOT: 100; D/P: 43470) PALMERSTON STREET, PERTH - PROPOSED FOUR GROUPED DWELLINGS

Ward: South

Attachments: 1.

- 1. Consultation and Location Plan
- 2. Development Plans
- 3. Applicant Justification
- 4. Environmentally Sustainable Design Assessment
- 5. Context Analysis
- 6. Development Perspectives
- 7. Arboricultural Report
- 8. Minutes of 15 November 2022 Ordinary Council Meeting Item 9.1
- 9. Previously Considered Development Plans
- 10. Objection to Proposal from Planning Consultant
- 11. Applicant Response to Objection from Planning Consultant
- 12. Summary of Submissions Administration Response
- 13. Overshadowing Analysis
- 14. Visual Privacy Analysis
- 15. Determination Advice Notes

#### RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the development application for Four Grouped Dwellings at No. 109 (Lot: 100; D/P: 43470) Palmerston Street, Perth in accordance with the plans in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 15:

#### 1. Development Plans

This approval is for Four Grouped Dwellings as shown on the approved plans dated 16 December 2022 No other development forms part of this approval;

# 2. Boundary Walls

The surface finish of boundary walls facing No. 107 Palmerston Street, Perth shall be of a good and clean condition, prior to the occupation or use of the development, and thereafter maintained, to the satisfaction of the City. The finish of boundary walls is to be fully rendered or face brick, or material as otherwise approved, to the satisfaction of the City;

# 3. 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 to the satisfaction of the City;

#### 4. Colours and Materials

4.1 Prior to the issue of a building permit, a schedule detailing the colours, materials and finishes of the development must be submitted to and approved by the City.

The schedule is to include the use of 'San Selmo Reclaimed Bricks' or similar colour for the face brick portions of the development as indicated on the approved plans, to the satisfaction of the City.

The development must be finished and thereafter maintained in accordance with the approved schedule of colours and materials, prior to occupation of the development and to the satisfaction of the City; and

4.2 The meter boxes are to be painted the same colour as the wall they are attached so as to

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not be visually obtrusive, to the satisfaction of the City;

#### 5. Landscaping

- 5.1 Prior to the issue of a Building Permit, 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. The plan shall be drawn to a scale of 1:100, be generally in accordance with the landscaping plan dated 16 December 2022 and show the following:
  - 5.1.1 The location and type of existing and proposed trees and plants;
  - 5.1.2 Areas to be irrigated or reticulated; and
  - 5.1.3 The provision of an additional landscaping area containing two trees as marked in red on the approved plans. The tree species are to be consistent with the City's Tree Selection Tool so as to maximise the provision of canopy coverage and to the satisfaction of the City;
- 5.2 All landscaping works shall be undertaken in accordance with the approved plans dated 16 December 2022, as modified in Condition 5.1.3, prior to the occupancy or use of the development and maintained thereafter to the satisfaction of the City; and
- 5.3 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;

#### 6. Privacy Screening

Prior to occupancy or use of the development, all privacy screening shown on the approved plans shall be installed and shall be visually impermeable and is to comply in all respects with the visual privacy requirements of the Residential Design Codes, to the satisfaction of the City;

#### 7. Sight Lines

Walls, fences, and other structures truncated or reduced to no higher than 0.75 metres within 1.5 metres of where walls, fences, other structures adjoin vehicle access points where a driveway meets a public street, with the exception of:

- One pier at max width of 0.4 metres x 0.4 metres and 1.8 metres height, with decorative capping permitted to a height of 2.0 metres;
- Infill that provides a clear sight line;
- If a gate is proposed:
  - When closed: a min of 50 percent unobstructed view; or
  - When open: a clear sightline;

unless otherwise approved by the City;

# 8. Front Fence

Fencing infill panels above the approved solid portions of fence shall be visually permeable in accordance with the Residential Design Codes Volume 1, to the satisfaction of the City;

#### 9. Car Parking and Access

- 9.1 The layout and dimensions of all driveways and parking areas shall be in accordance with AS2890.1;
- 9.2 All driveways, car parking and manoeuvring areas 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

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owner/occupier to the satisfaction of the City;

- 9.3 No goods or materials being stored, either temporarily or permanently, in the parking or landscape areas or within the access driveways. All goods and materials are to be stored within the buildings or storage areas, where provided;
- 9.4 The new crossover to Palmerston Street shall be reduced to a maximum width of 3 metres to maximise the separation from the existing verge tree; and
- 9.5 Prior to the first occupation of the development, the redundant or "blind" crossovers shall be removed, the verge area landscaped, and the kerb made good to the City's specifications and to the satisfaction of the City, at the applicant/owner's full expense;

#### 10. Tree Protection

Prior to the issue of a Building Permit a Tree Protection Plan prepared in accordance with Australian Standard AS4970-2009 shall be submitted and approved by the City. The Tree Protection Plan is to include details of the construction methods for works to be undertaken on site to minimise impact on the Moreton Bay Fig situated in Robertson Park and adjacent to the northern boundary of the subject site. The Tree Protection Plan shall include the following details:

- Fencing of the Tree Protection Zone (TPZ) and Structural Root Zone, as defined in the Arboricultural Report stamp dated 8 June 2021, for the duration of works to avoid compaction and root severance;
- Methodology and construction details for site grading, retaining walls and boundary fencing within the TPZ;
- Location and construction methodology for utility trenching to minimise impact on TPZ;
- Soakwells and stormwater pipes within the TPZ to be manually excavated to avoid root severance;
- Construction methodology for footings of Units 3 and 4 within the TPZ to minimise impact on the tree roots; and
- Driveway to be manually compacted.

The recommendations of the Tree Protection Plan shall be implemented and complied with for the duration of the construction of the development, to the satisfaction of the City;

#### 11. Construction Management Plan

A Construction Management Plan shall be lodged with and approved by the City prior to the issue of a Building Permit. This plan is to detail how construction will be managed to minimise disruption in the area and shall include:

- The delivery of and delivery times for materials and equipment to the site;
- Storage of materials and equipment on site;
- Parking arrangements for contractors and sub-contractors;
- · The impact on traffic movement;
- Dilapidation report of the nearby properties at Nos. 107 and 116 Palmerston Street, Perth;
- · Notification to affected land owners; and
- Construction times.

The management plan shall be complied with for the duration of the construction of the development; and

#### 12. Stormwater

All stormwater produced on the subject land shall be retained on site or connected to the City's drainage system at the expense of the applicant/landowner, to the satisfaction of the City.

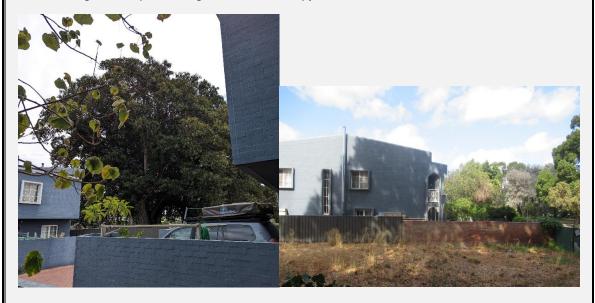
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#### MAYOR COLE:

Could Administration please advise on the nature of the overshadowing from the fig tree. Is the overshadowing dense or dappled in nature?

#### **MANAGER DEVELOPMENT & DESIGN:**

The canopy of the fig tree is relatively dense in nature, but does provide for some dappled sunlight as shown below. When the sun is at a lower angle during winter, the tree provides a more dense shadow. This is because the light has to pass through more of the canopy.



View from No. 107 Palmerston Street Looking North

View from Fig Tree Looking South West

# ADDITIONAL INFORMATION:

Residential Design Codes Volume 1 - Medium Density

On 23 February 2023, the State Government publicly released amendments to State Planning Policy 7.3 – Residential Design Codes Volume 1 to incorporate Part C – Medium Density. This Part will apply to grouped dwellings in areas coded R30 and above, such as the subject site.

These amendments have not been gazetted and are not yet operational. The assessment of this application continues to be against the provisions of the current R Codes. Where deemed-to-comply provisions are not met, the assessment is required to be undertaken primarily against the design principles of the existing R Codes, with due regard given to relevant design principles of Part C – Medium Density also.

The Legal/Policy and Comments sections of the officer report have been updated to reflect this.

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#### 6.1 HAROLD STREET - RESPONSE TO PETITION

Attachments: 1. Harold Street Petitions (2) - Confidential

- 2. Design Drawing
- 3. Plan No. 3749-CD-01 Proposed loading zone Beaufort St & Harold St

#### RECOMMENDATION:

That in response to a petition received by the Council on 14 February 2023 in relation to Local Area Traffic Management and parking issues on Harold Street, Mount Lawley, Council:

- NOTES the current approved Main Roads WA funded Blackspot project which has investigated and mitigates road safety issues (crashes) at the intersection of Harold Street and Beaufort Street:
- 2. REQUESTS Administration to complete a Traffic Calming Warrant check and if warranted, design a treatment to be delivered which addresses road safety issues (speeding, driver behaviour etc) on Harold Street between Vincent Street and Beaufort Street; and
- CONSULT with residents about implementing a residential parking only zone on the north side of Harold Street between Vincent Street and Beaufort Street.
- 4. APPROVES the following minor parking restriction improvements and amendments:
  - 4.1 Convert the 1/4P on Beaufort Street, outside The Beaufort, to a Loading Zone during the day, 7.00am to 4.00pm, Monday to Friday and Taxi Zone at all other times, clearway times excepted, Plan No. 3749-CD-01 (Attachment 3); and
  - 4.2 Convert the Loading Zone on the south side of Harold Street, corner of Beaufort Street, to 2P at all times, Plan No. 3749-CD-01 (Attachment 3).

# **MAYOR COLE:**

Recommendation – consider the resident only parking on north side of the street – but residents want it on the south? What is the rationale for the side of the street? Are there more bays on the north?

#### **MANAGER RANGER SERVICES:**

North – 15 bays (15 Residences) South – 26 bays (6 Residences)

#### **MAYOR COLE:**

Recommendation talks about consulting about parking, but not under consultation section of the report?

#### **MANAGER RANGER SERVICES:**

Report amended to reflect consultation in implications to consider.

#### **MAYOR COLE:**

Black spot funding - talks about inform, is that still valid in the strategy?

#### **MANAGER ENGINEERING SERVICES:**

Has been included in the report. While <u>specific</u> blackspot measures to mitigate risk of vehicle crashes and resultant harm to people are subject to an 'Inform' approach in the Community and Stakeholder Engagement Strategy (i.e., There is no ability to influence the decision to undertake a traffic management intervention), there is an opportunity for the Community to provide feedback on the project generally and make suggestions around the delivery and 'aesthetics' of a blackspot project.

#### CR LODEN:

When did we introduce the resident only parking on Mary Street? When was the last time the Council introduced resident only parking?

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#### **MANAGER RANGER SERVICES:**

12 Feb 2002 - Council introduced resident only parking to the south side of Mary St

12 Feb 2013 – Council approved (subject to consultation) for the north side to have 2P between William & Beaufort

14 May 2013 - Council deferred decision on 2P restriction to north side

11 June 2013 – Council approved 2P restriction on the north side, from the Church to Beaufort St

At 6.55pm Manager Ranger Services left the meeting and did not return.

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# 8.4 RESPONSES TO MOTIONS CARRIED AT THE ANNUAL GENERAL MEETING OF ELECTORS HELD ON 2 FEBRUARY 2023

Attachments: 1. Annual General Meeting of Electors Minutes 2 February 2023

#### RECOMMENDATION:

That Council NOTES and ENDORSES the responses provided by Administration to the General Business motions carried at the Annual Meeting of Electors held on Thursday 2 February 2023 for the reasons outlined in the report.

#### MAYOR COLE:

Can the report have a list of motions with an index and recommendation?

#### A/EXECUTIVE MANAGER CORPORATE STRATEGY & GOVERNANCE:

Report has been updated.

#### MAYOR COLE:

Item 4.1 - had we considered our colocation and community hubs and community notice board stating regular hirers

#### A/EXECUTIVE MANAGER CORPORATE STRATEGY & GOVERNANCE:

Administration will investigate if there is an opportunity to install a notice board outside the hall which lists all frequent hall users and has updated the report recommendation.

#### **MAYOR COLE:**

Item 4.2 – lots of information, doesn't clearly state what we already have could this be brought forward? Not supported or partially supported?

#### **EXECUTIVE DIRECTOR STRATEGY AND DEVELOPMENT:**

Response reviewed and recommendation updated.

#### **MAYOR COLE:**

Item 4.4 – Britannia Reserve – Has Administration considered the fact that cyclists are using the path to access the freeway – should the path be widened, or at least part of it? Motion 4.7 and 4.15 – recommendation is not supported, but reason notes that it is due to be considered by Council – does Administration think this should be updated?

#### **MANAGER ENGINEERING:**

Report has been updated.

#### **MAYOR COLE:**

Item 4.8 chemical sprays – council has sought quite a bit of information on this, complete elimination not supported because needed in eco zoning maintenance. Where is it being used for maintenance? Noted recently used at Britannia.

#### A/DIRECTOR INFRASTRUCTURE AND ENVIRONMENT:

Amendment proposed by Cr Hallett seeks further investigation and analysis of City's use of glyphosate, for report back to Council. Administration supports this Amendment.

#### **MANAGER PARKS:**

The City's Parks Team employ integrated weed management techniques to control weeds and maintain garden areas within public open space. This includes the use of chemical control (including organic alternatives and glyphosate) as well as mechanical removal and suppression (such as mulching and dense planting).

Prior to undertaking chemical weed control, areas are assessed to determine the best method based on weed species present. Organic herbicide is the preferred option however, this is ineffective in the control of running grasses (such as those used in turfed areas) and woody perennial weeds. Therefore when these weeds are present, glyphosate is used to assist in weed control.

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#### CR IOPPOLO:

Item 4.12 - how much money is the City expecting to accrue in the underground power reserve at the completion of the project, secondly, given the cost of living pressures ratepayers are currently under, lifting rates should have been a last resort. Why was this funding model selected instead of the previous loan model which charged interest only to those who chose to defer payments to cover their underground power?

#### CHIEF FINANCIAL OFFICER:

How much money is the City expecting to accrue in the underground power reserve at the completion of the project?

The City is currently working with Western Power to determine a suitable rollout plan for underground power across the whole of the City of Vincent. The City is modelling various scenarios and after the preferred funding model has been chosen, we will be able to provide further guidance on the estimated future underground power reserve balances.

Why was this funding model selected instead of the previous loan model which charged interest only to those who chose to defer payments to cover their underground power?

The City is currently exploring a number of options to be able to provide ratepayers with longer payback periods for the underground power project. All options are currently being considered including a debt funding model.

The City is reviewing its borrowing capacity in relation to the Western Australian Treasury Corporation guidelines, to determine the optimal debt levels to support the planned rollout by Western Power. Due to a large portion of the overhead network being due for replacement at a similar time, the City's ability to borrow is restricted and a level of reserves in combination with debt, will be required to support longer payback periods for ratepayers.

#### Marie Slyth of West Perth

If number of accidents is to be considered with the blocking off of Alma Road, North Perth, how many accidents took place there?

#### **MANAGER ENGINEERING:**

Through the Main Roads WA crash data there is one recorded accident at the corner of Alma Rd and Leake Street.

# Marie Slyth of West Perth

Why should Council support dangerous e-rideable users when footpaths were not created for such users, which now seek to claim free benefits?

#### **MANAGER ENGINEERING:**

This has been included in the report.

#### MAYOR COLE:

Item 4.13 – could further information be incorporated talking to DoT traffic study. Can consideration be given to if no further investigation, then if bunnings progressed if this can be measured in this real time.

#### **MANAGER ENGINEERING:**

This has been included in the report.

#### MAYOR COLE:

Item 4.16 - verge valet can collect e-waste - clarify?

#### MANAGER WASTE AND RECYCLING:

Point of clarification with respect to the City's Verge Valet system. Every residential ratepayer is entitled to one verge valet collection per financial year, as part of their annual rates. This Verge Valet™ service provides residents with year-round on-request access to a bulk collection service which is inclusive of e-waste items. To clarify, there is no additional charge for this service. If residents wish to purchase additional verge valet collections, i.e., above their annual allowance, the City's contractor offers a Verge Valet™ Extra Service – with applicable charges paid directly to the contractor. Please refer to the following link for details of the Vincent Verge Valet™ System and acceptable items. Verge-Valet\_City-of-

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#### Vincent\_6PP-DL.pdf (vergevalet.com.au)

With regards to the suggestion of "providing a big box somewhere that people could drop off stuff", this is not an appropriate option for the City. As previous experience with charity clothing drop-off points within the City has shown, positioning bins at unsecured locations results in antisocial behaviour, OSH issues and community complaints; hence why they have been removed for some years.

As outlined in the Council Briefing report, if the Verge Valet™ system or Balcatta Recycling Centre (located 8.3km from City's administration building) is not a suitable alternative, there are also a number of local retail providers that offer drop off options for e-waste (under their Extended Producer Responsibility Programs). This e-waste return network and scope of e-waste inclusions is also likely to expand, with the National E-Waste Product Stewardship Scheme currently under review and the impending E-waste to Landfill Ban (scheduled for 2024).

#### **CR GONTASZEWSKI:**

E-Waste – why do stations at supermarkets, etc accept and why a small e-waste point would not be appropriate?

#### MANAGER WASTE AND RECYCLING:

Please refer previous response.

#### CR CASTLE:

Item 4.1 Lesser Hall – further info about proposed outdoor stage?

#### A/DIRECTOR STRATEGY & DEVELOPMENT:

The Mount Hawthorn Hub Town Team have been discussing installing a stage at Braithwaite Park. This is only in the planning stage and discussions are continually being had on the feasibility. Therefore reference to the stage has been removed from Administration's response.

#### CR HALLETT:

Motion 4.2.1 Development Green Space – is the admin comment correct? Has the City ever applied for funding for Hyde Park?

#### **EXECUTIVE DIRECTOR STRATEGY & DEVELOPMENT:**

This has been reviewed and updated.

#### **CR HALLETT:**

4.9 and 4.10 different comments – question vs statement

#### A/EXECUTIVE MANAGER CORPORATE STRATEGY & GOVERNANCE:

At the AGM both motion 4.9 and 4.10 lapsed as there were no movers for the motion, the report has been updated to reflect the minutes which noted that 4.9 was a statement and no further action. 4.10 was a question and a response provided by administration.

#### CR HALLETT:

Hyde Park conservation plan? Extent of using plan in works?

#### A/EXECUTIVE DIRECTOR INFRASTRUCTURE AND ENVIRONMENT:

In April 2004 Council adopted in principle the recommendations and guidelines contained within the conservation plan for the purposes of retaining and conserving the cultural heritage significance of Hyde Park, subject to consideration of other factors relating to economic, social and environmental matters.

The Plan is referred to in that context.

#### **MANAGER PARKS:**

The City's Parks Team periodically refer to the Hyde Park Conservation Plan when undertaking parks infrastructure replacement and renewal projects to ensure selected designs and treatments are in keeping with the Plan.

Examples of infrastructure renewal projects where the Plan has been consulted include, but are not limited to, light pole renewal, pathway re-asphalting and installation of new park furniture.

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#### CR LODEN:

Menzies St Traffic - report spoke about vehicle movements - how many vehicles a day, which direction?

#### **MANAGER ENGINEERING:**

This has been added to the report.

#### CR LODEN:

Would the proximity to Angove Street make a difference to the cul-de-sac decision? If there was a high vehicle flow, around 1500, what would be the appropriate way to get an investigation for a remedy? Flag that if there are significant volumes, around 1500, will have an amendment.

#### **MANAGER ENGINEERING:**

Need to do more traffic modelling on stopping through flow traffic and MRWA need to be consulted as they would ultimately approve cul-de-sac's.

#### CR LODEN:

Strathcona Street volume - can be provided vehicle movement data?

#### **MANAGER ENGINEERING:**

The City has volumes for this area, and these are quite low. It has been created as a safe active street reducing the speeds to 30km/h. It would not warrant further traffic calming as it is a safe active street.

#### CR WALLACE:

have we ever done any examination of residual effects on the soil from use of glysophates. Could we get some samples tested.

#### MANAGER PARKS:

Parks Staff are trained in the safe handling and application of chemicals. Additional and refresher training is undertaken as required.

At 7:21 pm, Cr Dan Loden left the meeting.

At 7:22 pm, Cr Dan Loden returned to the meeting.

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5.3 NO. 209 OXFORD STREET (LOT: 4; P:1239), LEEDERVILLE - PROPOSED CHANGE OF USE FROM EATING HOUSE TO RESTAURANT/CAFE AND UNLISTED USE (SHISHA BAR) AND ASSOCIATED ALTERATIONS AND ADDITIONS (EXISTING UNAUTHORISED DEVELOPMENT)

Ward: South

Attachments: 1. Consultation and Location Plan

- 2. Development Plans
- 3. Cover Letter and Justification
- 4. Acoustic Report
- 5. Parking Management Plan6. Waste Management Plan
- 7. Context Plan
- 8. Summary of Submissions Administration's Response
- 9. Summary of Submissions Applicant's Response

#### **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 Change of Use from Eating House to Restaurant/Café and Unlisted Use (Shisha Bar) and Associated Alterations and Additions at No. 209 (Lot: 4; P: 1239) Oxford Street, Leederville, as shown in Attachment 2, for the following reasons:

- 1. As a consequence of the location of the Unlisted Use (Shisha Bar), within an unenclosed patio at the rear of the subject site, proximity to adjoining residential and other sensitive land uses, operating hours and intensity of the Unlisted Use (Shisha Bar), the development:
  - 1.1 Would be inconsistent with the Objectives of the Regional Centre zone and subsequently Clause 18(4)(c) of the City of Vincent's Local Planning Scheme No. 2 and therefore not permitted. The development would be detrimental to the amenity of the adjoining properties because it would result in smoke, vapour and odour emissions associated with the use which would negatively impact adjoining properties;
  - 1.2 Would have an undue amenity impact on the adjoining residential and sensitive land uses, and would not be compatible with its setting in accordance with Clause 67(2)(m), (n), (r) and (x) of the Planning and Development (Local Planning Schemes) Regulations 2015):
  - 1.3 Would be inconsistent with the Aims of the City of Vincent's Local Planning Scheme No. 2, as the development would not protect and enhance the health, safety and general welfare of the City's inhabitants and the social, environmental and cultural environment, as the proposal has not demonstrated that the emissions associated with the use could be appropriately mitigated as outlined in reason 1.1 (Clause 67(2)(a) of the *Planning and Development (Local Planning Schemes) Regulations 2015*); and
- 2. Pursuant to Schedule 2, Part 9, Clause 67(2)(g) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the would not satisfy the Objectives of the City of Vincent Local Planning Policy: Restricted Premises Smoking for the following reasons:
  - 2.1 The development would not reduce the number of businesses whose primary purpose is the use of tobacco; and
  - 2.2 The would negatively impact on the amenity of the area, including existing sensitive land uses, by means of associated emission of harmful smoke, vapours and odour.

At 7.25pm Manager Parks left the meeting and did not return.

At 7.26pm A/Manager Corporate Strategy & Governance left the meeting

At 7.29pm A/Manager Corporate Strategy & Governance returned to the meeting

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#### MAYOR COLE:

Request for responses to the public questions on notice please be provided in the briefing notes.

#### **MANAGER DEVELOPMENT & DESIGN:**

Administration's responses to public questions are provided in line below in italics.

1. Chandra Woodley of Leederville

I'd just like to raise a concern about how the business will maintain the peace/noise at the venue please?

#### **MANAGER DEVELOPMENT & DESIGN:**

Administration has recommended that the application be refused. The applicant has not provided operational details to demonstrate that the venue would not adversely impact the amenity of the adjoining residential properties. Adverse impact on the amenity of nearby properties is included as a reason for refusal.

- 2. Anthony Dowling of Leederville
- 1. Can the City please explain how the unauthorised shisha lounge use is able to continue to operate and carry on whilst it has no development approval from the City to do so? If it is currently an unauthorised use surely it cannot continue until such time as the City has determined the development application, or the State Administrative Tribunal (SAT) has determined the application in the event that the applicant applies to the SAT to review a decision by Council to refuse to approve the development application?

The City has directed the operator to cease the use and has advised the operator that continued operation of the Shisha Bar constitutes an offence under Sections 214 and 218 of the Planning and Development Act 2005. The operator has continued to operate the unauthorised use irrespective of this. The City has commenced prosecution proceedings for this offence.

2. If Council – on the other hand - decides to ultimately approve the development application against the recommendation to refuse to approve it, will Council provide reasons and/or the basis upon which approval is granted?

Yes. If Council were to approve the application, reasoning for that decision would be provided.

3. We note from the administration's report on the application that the shisha lounge **holds** a **retail tobacco licence to sell shisha**. How can this be when the shisha lounge has **no development approval to carry out the smoking of shisha within its premises?** 

Whilst this might be a question for the **Tobacco Compliance Branch** of the WA Department of Health **to specifically answer** has the City's administration queried or questioned the Tobacco Compliance Branch about this situation, and if so, what was its response?

Development approval is not required to first be obtained for the Tobacco Control Branch of the Department of Health to issue a tobacco licence. The Department of Health's tobacco licensing process does not include a referral to local governments for confirmation as to whether a premises has the appropriate approval under the Planning and Development Act 2005.

Administration has queried this with the Tobacco Control Branch that has confirmed that the operator 'MKZD Pty Ltd' has a current tobacco licence.

4. Based on the information provided on the WA Department of Health's 'Shisha and the Law' publication (copy attached), and given the shisha lounge's current set-up, we consider that the shisha lounge falls within the meaning of an 'enclosed public place' and thus would not be permitted.

Has the City sought advice/confirmation from the WA Department of Health as to whether the proposed shisha bar is deemed an 'enclosed public place' pursuant to the *Tobacco Products Control Act (2006)* and/or the *Tobacco Products Control Act Regulations 2006*?

With reference to the definition of an 'enclosed public place' in the attached WA Department of Health publication is **more than 50%** of the current shisha lounge enclosed by walls or other structures or

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coverings?

In any event, would not the applicant's proposal to provide a 2.4 metre high barrier wall along the northern and western walls of the shisha lounge **constitute** the lounge being determined as an 'enclosed public place'?

Whether an area is an 'enclosed public space' is not an assessment under the planning framework, and is for the Tobacco Control Branch of the Department of Health to determine.

The Department has advised that they do not provide advice on development proposals. As such, Administration is unable confirm whether the Department would consider the Shisha Bar to be an enclosed public space after the installation of the acoustic barrier.

The Department has advised that they are unable to confirm if an assessment of whether the premises is an 'enclosed public space' has been undertaken.

Administration has referred the proposal and concerns about the current operations to the Tobacco Control Branch.

5. In assessing the development application against relevant local planning scheme/policy provisions why has the administration determined that no additional onsite car bays are warranted, and thus have not been included as a ground of refusal?

There would be no additional car parking demand generated as part of this application. This is because the rear alfresco area proposed to be used for smoking shisha has already previously been approved to accommodate the intended 50 patrons.

The subject site has development approval for an Eating House (Restaurant) use, including use of up to 130 square metres of the rear alfresco area. The plans approved by Council in 2000 showed seating for 64 patrons in this rear alfresco area, in addition to those within the building. Nil car parking bays being provided on site was approved as part of this.

This means that the proposal is not seeking to increase the number of patrons that would be accommodated within this area compared to what has previously been approved by Council and so no additional provision of car parking is required.

Pursuant to Clause 6 of the City's Policy 7.7.1 – Non-Residential Development Parking Requirements Policy, cash-in-lieu contributions are calculated based on the number of bays required on site, minus any previously approved car parking shortfalls. Council has previously approved a 41 car parking bay shortfall for the subject site and no cash-in-lieu contribution would be payable.

The Draft Leederville Precinct Structure Plan establishes a maximum car parking rate. There is no minimum standard prescribed. This means that it would allow for the provision of nil on site car parking bays.

6) Notwithstanding that the City does not accept the acoustic report accompanying the development application, wouldn't the City require the applicant to provide specific details as to the type of material the proposed extended barrier walls will be constructed of in order to assess whether noise generated from the shisha lounge use will accord with the assigned outdoor noise target level?

No, the City would not require specific details of the material if it was consistent with the recommendations of an acceptable acoustic report and where implementing the recommendations of that acoustic report was a condition of approval. This would ensure that noise target levels would be complied with.

The acoustic report that was submitted specified a variety of materials that would be capable of achieving the sound attenuation properties required, provided that a specific density of material was achieved. In this instance, Administration does not accept the recommendations of the acoustic report because it has not been prepared by a suitably qualified person and in the context of the subject site being located in close proximity (as near as 3 metres away) from noise sensitive residential land uses.

7) Similarly too, wouldn't the City assess the fire risk to both patrons of the shisha lounge, occupants of other adjoining and adjacent uses, and adjoining and adjacent properties from the flammable materials

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currently used in the ceiling and along the walls of the shisha lounge?

No, this is because the combustibility of structures is not assessed at the development application stage, and rather is a matter to be assessed under building legislation.

The application does not include details of materials to the lining the underside of ceiling and walls. Such works not affecting the external façade of a development would be exempt from the need to obtain development approval under the Planning and Development (Local Planning Schemes) Regulations 2015.

If the application were approved, an occupancy permit for the premises would be required to be obtained. Compliance with the National Construction Code would need to be demonstrated as part of this, including fire safety.

8) Surely these assessments (in Q's 6 and 7) are required to inform Council as to whether the proposal is able to comply with clause 67(2)(r) of the Planning and Development (Local Planning Schemes) 2015 which concerns the 'suitability of the land for the development taking into account the possible risk to human health or safety'?

Noise emissions from the premises has been included as a reason for refusal recommended by Administration and in the consideration of Clause 67(2)(r) of the Planning and Development (Local Planning Schemes) 2015. This is due to the acoustic report submitted not being accepted and not being able to be relied upon by Administration, including the recommended acoustic barrier materials.

Compliance with the National Construction Code for the use of materials would be required if the development was approved and would not affect the consideration of the suitability of the land for the development.

However, the potential impact of the noise on the amenity of adjoining properties has been included in the reasons for refusal. The fire risk to human health and safety would be associated with the consideration of the building works rather than the land itself.

5.2 NOS. 103-105 (LOT: 38; D/P: 28) SUMMERS STREET, PERTH AND NO. 34 (LOT: 1; D/P: 62743) CHERITON STREET, PERTH - PROPOSED CHANGE OF USE TO CHILD CARE PREMISES (AMENDMENT TO APPROVED) TO INCORPERATE A CHANGE OF USE FROM SINGLE HOUSE TO CHILD CARE PREMISES INCLUDING ALTERATIONS AND ADDITIONS

Ward: South

Attachments: 1. Location Plan

- 1. Location Plan & Advertising Area
- 2. Development Plans
- 3. Landscape Plan
- 4. Acoustic Report
- 5. Traffic Impact Statement
- 6. Operation Management Plan
- 7. Parking Management Plan
- 8. Waste Management Plan
- 9. Minutes of 20 September 2016 Ordinary Council Meeting Item 9.1.1
- 10. Minutes of 17 November 2020 Ordinary Council Meeting Item 9.3
- 11. Superseded Development Plans

#### **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 Change of Use to Child Care Premises (Amendment to Approved) at Nos. 103-105 (Lot: 38; D/P: 28) Summers Street, Perth, to incorporate a Change of Use from Single House to Child Care Premises including Alterations and Additions at No. 34 (Lot: 1; D/P: 62743) Cheriton Street, Perth in accordance with the plans shown in Attachment 2 dated 12 January 2023, subject to the following:

- All conditions and advice notes detailed on development approval 5.2015.586.1 granted on 20 September 2016 and 5.2020.365.1 granted on 18 November 2020 continue to apply to this approval, except as follows:
  - 1.1 Condition 1 is to remain, except where amended to read as follows:
    - 1.1 A maximum of 90 children and 18 staff are permitted on site at any one time;
    - 1.3 The Child Care Premises subject to this approval must at all times be operated by the same proprietor on both properties, being Nos. 103-105 Summers Street, Perth and No. 34 Cheriton Street, Perth;
    - 1.4 The Child Care Premises must not operate independently of one another on the properties at Nos. 103-105 Summers Street, Perth or No. 34 Cheriton Street, Perth; and
    - 1.5 The Operation Management Plan shall be implemented at all times, to the satisfaction of the City;
  - 1.2 Condition 3 is to remain, except where amended to read as follows:
    - 3.1 A minimum of six car parking bays shall be provided on site;
    - 3.8 Prior to occupancy or use of the development on No. 34 Cheriton Street, Perth, the two on-site car parking bays shall be sealed, drained, paved and line marked in accordance with the approved plans, and completed to the satisfaction of the City. The two on-site car parking bays on No. 34 Cheriton Street, Perth, together with the existing four on-site car parking bays located on Nos. 103-105 Summers Street, Perth, as annotated on the approved plans, shall be maintained by the owner(s)/occupier(s);

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1.3 Condition 4 is amended to read as follows:

#### 4. External Fixtures

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

- 1.4 Condition 6 is amended to read as follows:
  - 6. Parking Management Plan

The approved Parking Management Plan shall be implemented, and the development shall be carried out in accordance with the approved Parking Management Plan and approved plans, to the satisfaction of the City at the expense of the owners/occupiers:

- 1.5 Condition 7 is amended to include a new Condition 7.3 to read as follows:
  - 7.3 Prior to the submission of a Building Permit for No. 34 Cheriton Street, Perth, an updated acoustic report shall be submitted to the City to demonstrate compliance with the City's Policy No. 7.5.21 Sound Attenuation, and in order to assess compliance with the Environmental Protection (Noise) Regulations 1997 for any selected plant, equipment and other potential noise sources. All recommended measures of the report shall be implemented during the operation of the subject site, to the City's satisfaction;
- 1.6 Condition 8 is amended to include new condition 8.3 to read as follows:
  - 8.3 Prior to occupancy or use of the development on No. 34 Cheriton Street, Perth, all works shown in the approved landscaping plan dated 19 January 2023 shall be undertaken in accordance with the approved plans. Landscaping on No. 34 Cheriton Street, Perth, shall be maintained in accordance with the approved plans, to the satisfaction of the City at the expense of the owners/occupiers;
- 1.7 Condition 9 is replaced with the following:
  - 9. Waste Management

The Waste Management Plan shall be implemented at all times during operation of the subject sites, to the satisfaction of the City; and

- 1.8 The following advice notes are added:
  - Any external artificial lighting installations, including in carparks and common areas, are to comply with Australian Standard AS 4282-1997 'Control of the obtrusive effects of outdoor lighting' and must not be permitted to shine or reflect into other properties, creating a nuisance.

**NO QUESTIONS** 

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#### 7.5 OUTCOME OF ADVERTISING - YOUTH ACTION PLAN 2023-2026

Attachments: 1. Youth Action Plan 2023-2026 Actions and Deliverables

- 2. YAP Survey Responses Report
- 3. Summary of Community Consultation Comments Received

#### **RECOMMENDATION:**

That Council ENDORSES the Youth Action Plan 2023-2026 at Attachment 1

# NO QUESTIONS

Coordinator Community Development left the meeting at 7.34pm and did not return.

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#### 8.6 INFORMATION BULLETIN

#### Attachments:

- Minutes of the Tamala Park Regional Council Meeting held on 16 February 2023
- Unconfirmed Minutes of the Mindarie Regional Council meeting held on 23 February 2023
- 3. Statistics for Development Services Applications as at the end of January 2023
- 4. Register of Legal Action and Prosecutions Monthly Confidential
- 5. Register of Legal Action Orders and Notices Quarterly Confidential
- 6. Register of State Administrative Tribunal (SAT) Appeals Progress report as at 23 February 2023
- 7. Register of Applications Referred to the Metro Inner-North Joint Development Assessment Panel Current
- 8. Register of Applications Referred to the Design Review Panel Current
- 9. Register of Petitions Progress Report February 2023
- 10. Register of Notices of Motion Progress Report February 2023
- 11. Register of Reports to be Actioned Progress Report February 2023
- 12. Council Workshop Items since 30 November 2022
- 13. Council Meeting Statistics
- 14. Council Briefing Notes 7 February 2023

#### **RECOMMENDATION:**

That Council RECEIVES the Information Bulletin dated March 2023.

#### **MAYOR COLE:**

How many submissions had been received for the 139 - 141 Lake Street, Perth application?

#### **MANAGER DEVELOPMENT & DESIGN:**

The City has received 49 submissions - 34 objection, 14 in support and one providing comment only.

The City has also received a petition with 118 signatures.

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6.3 WASTE STRATEGY PROJECT - TWO BULK HARD WASTE OPTIONS APPRAISAL – UPDATE VERGE VALET VINCENT TRIAL

Attachments: Nil

**RECOMMENDATION:** 

**That Council:** 

- 1. NOTES the feedback from the Verge Valet Vincent Trial; and
- APPROVES the extension of the current Verge Valet trial and contract for 12 months (July 2023- June 2024) noting that a further report will be presented to Council on the progress of the trial and associated bulk verge services in March 2024.

#### **NO QUESTIONS**

At 7.58pm CEO left the meeting. At 8.00pm CEO returned to the meeting.

Manager Waste & Recycling left the meeting at 8.00pm and did not return.

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5.4 ADVERTISING OF AMENDED POLICY NO. 7.7.1 - NON-RESIDENTIAL DEVELOPMENT PARKING REQUIREMENTS AND PAYMENT IN LIEU OF PARKING PLAN

Attachments:

- 1. Local Planning Policy Non-Residential Parking
- 2. Payment in Lieu of Parking Plan

#### RECOMMENDATION

#### That Council PREPARES:

- an amendment to Local Planning Policy: Non-Residential Parking, included in Attachment 1, for the purpose of community consultation, pursuant to Schedule 2, Part 2, Clause 4(1) of the Planning and Development (Local Planning Schemes) Regulations 2015; and
- 2. the proposed Payment in lieu of Parking Plan, included in Attachment 2, for the purpose of community consultation, pursuant to Schedule 2, Part 9A, Clause 77K(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015.*

#### CR GONTASZEWSKI:

Can the objectives be amended to include a reference to residential streets not being impacted by commercial parking demand on-streets.

#### **MANAGER POLICY & PLACE:**

A new Policy objective is included to clarify that commercial development should not rely on on-street parking within residential streets to satisfy the parking demand of the development.

#### **CR GONTASZEWSKI:**

Questions around how to consider non-residential parking where a parking study puts forward on street, non paid bays in residential streets – reason to not pay cash in lieu or not provide parking. Public parking facilities it asks if any paid parking – is it intended that these will include local streets or only paid? Foreshadow an Amendment – clear where burden of non-residential parking should fall if not on site, or seek to have a cash in lieu.

#### **MANAGER POLICY & PLACE:**

Clause 7 of the draft Policy stipulates that payment in lieu of parking is to be in accordance with Clause 77 of the Planning and Development (Local Planning Schemes) Regulations 2015, and where the minimum on-site parking requirements are not met, a condition requiring payment in lieu of parking would be imposed.

Amendments to the policy (objective point 2, and Parking Management Plan – Public parking) stipulate that commercial development shall not rely on on-street parking within residential streets to satisfy their parking demand.

1.

#### **COUNCIL BRIEFING NOTES**

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5.5 MINOR AMENDMENT TO METROPOLITAN REGION SCHEME - LEEDERVILLE PARADE PRIMARY REGIONAL ROAD RESERVE

Attachments:

- Metropolitan Region Scheme Map Proposed Amendment
- 2. Aerial Map Leederville Parade and Vincent Street

#### **RECOMMENDATION:**

#### **That Council:**

- 1. ENDORSES the current road width of Leederville Parade, adjacent to The Avenue carpark to be sufficient for future planning requirements; and
- 2. REQUESTS that the Western Australian Planning Commission proceed with a Minor Amendment to the Metropolitan Region Scheme, pursuant to s.57 of the *Planning and Development Act 2005* to remove the Primary Regional Road reservation and zone land urban as illustrated in Attachment 1.

| NO | Qι | JES | HO | NS |
|----|----|-----|----|----|
|    |    |     |    |    |

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5.6 AMENDMENT TO THE TREES OF SIGNIFICANCE INVENTORY TO INCLUDE THE JACARANDA TREE AT NO. 59 ELLESMERE STREET, MOUNT HAWTHORN

Attachments: 1. Nomination Letter

2. Tree Assessment

## **RECOMMENDATION:**

That Council APPROVES an amendment to the City's Trees of Significance Inventory to include the Jacaranda tree (*Jacaranda mimosifolia*) at No. 59 Ellesmere Street, Mount Hawthorn.

## NO QUESTIONS:

At 8:13 pm, Cr Dan Loden left the meeting.

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5.7 COMMUNITY SPORTING AND RECREATION FACILITIES FUND AND CLUB NIGHTS LIGHTS PROGRAM - FEBRUARY SMALL GRANTS ROUND APPLICATION

Attachments: Ni

#### RECOMMENDATION:

#### That Council ENDORSES the:

- Community Sporting and Recreation Facilities Fund 2023/24 February Small Grants Round application for consideration by the Department of Local Government, Sport and Cultural Industries, as follows:
  - 1.1 Priority 1 Robertson Park Development Plan Tennis Precinct Multi Sports Courts conversion; and
  - 1.2 Priority 2 North Perth Bowling Club Toilet Upgrade; and
- Club Night Lights Program 2023/2024 February Small Grants Round application for consideration by the Department of Local Government, Sport and Cultural Industries, as follows:
  - 2.1 Priority 1 Robertson Park Development Plan Tennis Precinct Multi Sports Courts flood lighting.

At 8.12pm Cr Worner left the meeting and did not return.

## **NO QUESTIONS**

At 8.14pm Manager Policy and Place left the meeting and did not return

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## 6.2 RFT IE190/2022 NORTH PERTH TOWN HALL TOILET AND KITCHEN RENEWAL

Attachments: 1. Evaluation Report - Confidential

**RECOMMENDATION:** 

That Council;

- NOTES the outcome of the evaluation process for Tender IE190/2022 North Perth Town Hall Toilet and Kitchen Renewal; and
- ACCEPTS the tender submission of Budo Group Pty Ltd for Tender IE190/2022 North Perth Town Hall Toilet and Kitchen Renewal.

## NO QUESTIONS:

At 8.14pm Manager Policy & Place left the meeting and did not return.

At 8:14 pm, Cr Dan Loden returned to the meeting.

At 8.18pm Manager City Buildings left the meeting and did not return.

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## 7.1 FINANCIAL STATEMENTS AS AT 31 JANUARY 2023

Attachments: 1. Financial Statements as at 31 January 2023

**RECOMMENDATION:** 

That Council RECEIVES the Financial Statements for the month ended 31 January 2023 as shown in Attachment 1.

NO QUESTIONS

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## 7.2 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 1 JANUARY 2023 TO 31 JANUARY 2023

Attachments: 1. Payments by EFT and Payroll January 23

- 2. Payments by Cheque January 23
- 3. Payments by Direct Debit January 23

### **RECOMMENDATION:**

That Council RECEIVES the list of accounts paid under delegated authority for the period 1 January 2023 to 31 January 2023 as detailed in Attachments 1, 2 and 3 as summarised below:

EFT payments, including payroll \$6,333,882.22
Cheques \$804.70
Direct debits, including credit cards \$209,786.19

Total payments for January 2023 \$6,544,473.11

## **NO QUESTIONS**

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## 7.3 INVESTMENT REPORT AS AT 31 JANUARY 2023

Attachments: 1. Investment Statistics as at 31 January 2023

**RECOMMENDATION:** 

That Council NOTES the Investment Statistics for the month ended 31 January 2023 as detailed in Attachment 1.

NO QUESTIONS

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### 7.4 MID YEAR BUDGET REVIEW 2022/23

Attachments:

- 1. Statement of Comprehensive Income by Nature and Type
- 2. Rate Setting Statement
- 3. Cash Backed Reserves
- 4. Capital Budget for MYBR
- 5. Carry Forward Souce Funding
- 6. Operating Budget Analysis
- 7. Project Change Request Beatty Park Leisure Centre Changeroom

#### **RECOMMENDATION:**

That Council BY ABSOUTE MAJORITY APPROVES the following amendments to the 2022/2023 Annual Budget:

- a) A net decrease in the Operating Budget of \$377,914 as per Attachments 1;
- b) A net increase in Cash Backed Reserves totalling \$4,599,869 as per Attachments 2 and 3;
- c) A net decrease in the Capital Expenditure Budget of \$3,097,572 as per Attachment 4 and Project Change Request as per Attachment 7; and
- d) A net increase in opening surplus of \$1,019,862, resulting in a forecasted year end surplus at 30 June 2023 of \$158,178, as per Attachment 2.

### **Dudley Maier Of Highgate:**

How did the \$1m variance come about and when were the staff first aware of it?

#### **CHIEF FINANCIAL OFFICER:**

The City prepares an estimate of the closing position for the current financial year when finalising the Annual Budget. The estimated surplus position for 2021/22 of \$5,657,084 was calculated towards the end of June 2022 prior to all invoices and accounting adjustments being finalised.

A combination of a favourable operating result and accrual and prepaid adjustments resulted in the opening surplus being approximately \$1m higher than forecasted in June 2022. This variance represents approximately 1% of the City's annual operating and capital budget.

The majority of this amount was verified prior to the annual financial statements being submitted to the OAG on 30 September 2022 with some further minor adjustments posted prior to audit sign off in December 2022.

7 MARCH 2023

8.1 CITY OF VINCENT ORDINARY ELECTION 21 OCTOBER 2023 - APPOINTMENT OF ELECTORAL COMMISSIONER TO CONDUCT THE ELECTION BY POSTAL VOTE

Attachments:

- 1. Letter from WA Electoral Commissioner dated 9 February 2023 conduct of City's 2023 ordinary election
- 2. Letter from Minister for Local Government

#### **RECOMMENDATION:**

#### **That Council:**

- 1. APPROVES BY ABSOLUTE MAJORITY, in accordance with section 4.20(4) of the *Local Government Act 1995*, the Electoral Commissioner to be responsible for the conduct of the City of Vincent 2023 ordinary election, together with any other elections or polls which may also be required at this time;
- 2. APPROVES BY ABSOLUTE MAJORITY, in accordance with section 4.61(2) of the *Local Government Act 1995*, that the method of conducting the 2023 ordinary election will be as a postal election; and
- 3. NOTES that the estimated cost of the Electoral Commissioner conducting the City's 2023 ordinary election by postal vote is \$144,000 (including GST).

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7 MARCH 2023

8.2 ADVERTISING OF AMENDED POLICY - LEGAL REPRESENTATION FOR COUNCIL MEMBERS AND EMPLOYEES (POLICY NO. 4.2.01)

Attachments:

Legal Representation for Council Members and Employees Policy - (marked up)

#### RECOMMENDATION

That Council APPROVES the proposed amendments to the Legal Representation for Council Members and Employees Policy, at Attachment 1, for the purpose of community consultation.

## CR IOPPOLO:

Requested clarification that in the event that the City determined, by review of the code of conduct, that an employee had acted in good faith and proceedings are undertaken and found they were not in good faith that this Policy would still protect them?

#### A/EXECUTIVE MANAGER CORPORATE STRATEGY & GOVERNANCE:

Section 9.56 of the Local Government Act 1995 (the Act) provides protection from actions of tort for anything a council member or employee has, in good faith, done in the performance or purported performance of a function under the act or under any other written law. However, the legislation does not preclude people taking action against individual council members or employees if they believe that the council member or employee has not acted in good faith.

The City is obliged to indemnify employees against liabilities, losses and expenses incurred as a result of performing their duties lawfully or even unlawfully, provided it was within the instruction to do so.

There is no definition of 'good faith' in the Act or Interpretation Act 1984. Good Faith has been defined in the legal dictionary as Honesty; a sincere intention to deal fairly with others and in Wikipedia as a sincere intention to be fair, open and honest, regardless of the outcome of interaction. A definition for clarification has been added to the Policy.

A Policy is required to set the circumstances under which funding will be provided, processes to be followed by the applicant when making a request and the processes to be followed by the assessor of each application.

In practice, the assessment of an Employee application, by the CEO, would include but is not limited to:

- an investigation into whether the Employee had conducted their duties in accordance with the functions they are authorised to perform in their position description;
- whether the Employee has conducted their duties in accordance with the <u>Code of Conduct for City of Vincent Employees and Contractors</u>;
- an assessment under the City's insurance scheme in accordance with clause 3.4; and
- consideration of conditions and a formal agreement, including security agreements, relating to the payment, and repayment, of legal representation costs, in accordance with clause 5.3.

Clause 5.8 of the Policy permits the CEO to immediately withdraw assistance and seek repayment of any legal representation cost, should a determination, consistent with the findings of a court, tribunal, or inquiry, identify that the Employee had not acted reasonably or in good faith, or had acted unlawfully or in a way that constitutes improper conduct; or given false or misleading information in respect of the application.

#### **CR GONTASZEWSKI:**

Is the allocated budget for legal representation adequate?

## A/EXECUTIVE MANAGER CORPORATE STRATEGY & GOVERNANCE:

The City has various budgets for legal expenses for planning matters, property matters, land matters, human resources, and general legal advice.

#### **CR GONTASZEWSKI:**

Could you confirm the extent that Council have approved the waiving of legal fees in recent times?

7 MARCH 2023

## A/EXECUTIVE MANAGER CORPORATE STRATEGY & GOVERNANCE:

Employee applications, in respect of claims for any alleged wrongful acts arising out of official duties, would generally be covered by the City's management liability insurance.

Since its adoption in 2006 there has been one application for reimbursement of legal costs incurred by a Council Member as a consequence of receiving a summons to attend before the Court of Disputed Returns.

#### CR GONTASZEWSKI:

Is the removal of clause 7 sufficiently covered by clause 5.1 & 5.2?

#### A/EXECUTIVE MANAGER CORPORATE STRATEGY & GOVERNANCE:

Clause 5.2 of the Policy requires Council to determine any conditions and or formal agreements, including security agreements, relating to the payment, and repayment, of legal representation costs for application made by the Council Members or the CEO.

Clause 5.3 of the Policy requires the CEO to determine any conditions and or formal agreements, including security agreements, relating to the payment, and repayment, of legal representation costs for applications made by the Employees.

The Act sets out that Council Members have no direct authority over Employees with respect to the performance of their duties. The Act prescribes that the CEO is responsible for performance of Employees, determination of Employee applications (with the exception an application made by the CEO) should reside with the CEO.

#### CR GONTASZEWSKI:

Should the Policy countenance the idea of repayment, consider including some of clause 7 into clauses 5.1 & 5.2 instances where costs awarded.

#### A/EXECUTIVE MANAGER CORPORATE STRATEGY & GOVERNANCE:

Administration is recommending that clause 7 remains with a minor amendment to clause 7a. This clause has been updated to note that repayment of legal representation costs is to be in accordance with any formal agreement conditioning the application.

7 MARCH 2023

## 8.3 LOCAL GOVERNMENT STATUTORY COMPLIANCE AUDIT RETURN 2022

Attachments: 1. Compliance Audit Return 2022

**RECOMMENDATION:** 

### **That Council:**

- NOTES that the City of Vincent's Compliance Audit Return for the period 1 January 2021 to 31 December 2021 was reviewed by the Audit Committee at its 2 March 2023 meeting;
- 2. ADOPTS the Compliance Audit Return for the period 1 January 2022 to 31 December 2022, at Attachment 1; and
- AUTHORISES the Compliance Audit Return in Recommendation 1. above to be certified by the Mayor and Chief Executive Officer in accordance with Regulation 15 of the Local Government (Audit) Regulations 1996.

## NO QUESTIONS

7 MARCH 2023

## 8.5 FY22 AUSTRALASIAN LOCAL GOVERNMENT PERFORMANCE EXCELLENCE PROGRAM - KEY FINDINGS OF BENCHMARKING REPORT

Attachments: 1. Local Government Performance Excellence Report 2022

#### **RECOMMENDATION:**

That Council RECEIVES the City of Vincent's FY22 Australasian Local Government Performance Excellence Report at Attachment 1.

#### CR HALLETT:

Queried nature of overtime undertaken by City officers.

## A/EXECUTIVE DIRECTOR INFRASTRUCTURE AND ENVIRONMENT:

The following information is provided in respect to Infrastructure and Environment overtime access -

### Waste and Recycling

Essential Service – works all public holidays (except Good Friday, Xmas Day and Boxing Day) to ensure collection schedules are completed.

Other overtime is associated with the weekend street cleaning function (particularly around town centres), servicing of litter bins, very occasional graffiti removal, and covering short term sickness absence. Working hours are monitored by Supervisors to ensure appropriate rest breaks/fatigue mgt., etc.

#### Parks

Weekend rubbish collection as well as some other programmed works including streetscape maintenance requiring traffic control (lane closures), reticulation mainline cleaning and events.

All weekly overtime is carried out as a planned roster to ensure staff have weekends off.

#### Engineering

Night Works (safety reasons due to high traffic volumes during the day and MRWA approvals which don't cover closure of roads during peak periods). Call out register (planned) for emergency works/requests. Lighting inspection at night. Assisting Rangers during events. Active Transport (Bike Plan, community consultation etc) tasks at weekends and other community events.

Appropriate steps taken to manage breaks etc.

## City Buildings and Asset Mngmt

Call out for building maintenance issues at facilities over the weekend.

## Beatty Park and Community Facility Operations

- Rostered staff attending mandatory training or meetings on RDO's or at end of normal shift (training sessions are planned at crossover of shifts where possible to minimise impact).
- Staff called in at last minute to cover for sick staff (every effort is made to find casual or other staff not at full hours but it is not always possible).
- Rostered staff required to stay behind after shift due to mechanical or safety issues (plant breakdown or medical emergency).
- Minor occurrences for planned cover of LSL, AL when no other options are available (minimised where
  possible).
- Events, Club liaison.

#### Rangers

Overtime is accessed in the following circumstances -

- The On Call Senior Ranger needs to attend overnight for a security issue or dog attack.
- When a late shift Ranger calls in sick, the other late shift Ranger has no one else to pair up with and the City cannot adjust the Roster in time.

7 MARCH 2023

## 5 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

## 6 REPRESENTATION ON COMMITTEES AND PUBLIC BODIES

Nil

# 7 CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE CLOSED

17.1 Waste to Energy Tender (Waste Strategy Project 5 - Research into alternative waste treatment options)

Attachments: 1. Draft MRC Agenda Item – Waste to Energy – Confidential

- 1. Waste Supply Agreement Confidential Draft
- 2. Participants Agreement Confidential Draft

#### **NO QUESTIONS**

At 7.42 Chief Financial Officer left the meeting. At 7.46pm Chief Financial Officer returned to the meeting.

At 7.46pm Aaron Griffiths, Manager Projects and Procurement, Mindarie Regional Council left the meeting and did not return.

## 17.2 Waste and Recycling - Container Deposit Exchange Scheme Update

Attachments: 1. City of Vincent – Contract RFQ 67.20 – CDS Revenue Share Dispute - Confidential

## **NO QUESTIONS**

At 7.52pm A/Executive Director Infrastructure & Environment left the meeting and did not return.

At 7.52pm Manager Engineering left the meeting and did not return.

At 7.52pm the livestream restarted after discussion of the confidential items.

## 12 CLOSURE

There being no further business the meeting closed at 8.58pm.

## 13 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

# 13.1 CR GONTASZEWSKI - NOTICE OF MOTION - ALMA/LEAKE INTERSECTION DIAGONAL DIVERSION

#### Attachments: 1. Peti

Petition - Alma/Leake Diversion - Confidential

That Council REQUESTS the CEO present a report to the May 2023 Ordinary Council Meeting on the outcomes to date of the Alma Road / Leake Street Diagonal Diversion trial, including the results of community consultation, collected traffic data and safety assessment.

### **REASON**

- Unsafe driver behaviour in relation to the diversion has resulted in the city having to install additional barriers/trees and employ staff to monitor driver activity at the diversion.
- Residents have raised safety concerns in relation to the removal of the road island and stop signs on Alma Road.
- Sufficient feedback on community sentiment and modified traffic flows is likely to be available by May 2023 to support long term decision making on the trial.

#### ADMINISTRATION COMMENTS

The Alma Road and Leake Street Diagonal Diversion trial has been in place for two (2) months (at date of writing) and the first set of traffic data (February 2023) has been processed. Community feedback has highlighted potential safety concerns and Administration can now confirm after comparing the February 2023 set of traffic data to results obtained in 2022, adjoining and adjacent roads and laneways have been negatively impacted upon. Factors which have contributed are;

- Increased traffic volumes.
- Increased speeds.
- Increased heavy vehicles.

Pedestrian crossing points and on-road cyclists have been negatively impacted as refuge islands have been removed on Alma Road and Leake Street to allow sufficient room for the new diagonal road closure to be constructed. Cyclists on Leake Street are required to cross over oncoming traffic to continue through the intersection which was not required when the road was opened to free flowing traffic.

Administration concludes that the diagonal diversion trial has not been successful due to negative traffic and safety implications and recommends that the diagonal trial be discontinued.

In resolving at its meeting held on 23 August 2022 to trial the diagonal diversion, Council also resolved in point 5 –

"Should Main Roads WA not approve the diagonal diversion trial, Council APPROVES Administration to progress the implementation of the 4 way plateau on the intersection of Alma Road and Leake Street, North Perth."

Given that Main Roads WA approved the diagonal diversion trial, should the trial be discontinued a 4-way plateau does not become the default traffic management treatment.

Nevertheless, Administration supports that the diagonal diversion be replaced with a 4-way raised plateau (see Diagram 1) at the time of removing the diversion infrastructure. This will allow the intersection to receive a more commonly used Local Area Traffic Management treatment as detailed within figure 7.1 "LATM devices commonly used by local government". The reinstatement of the refuge islands is also recommended to provide protection to pedestrians crossing Alma Road and Leake Street.

Advantages of a 4-way raised plateau are -

> Significant reduction in vehicle speeds in the vicinity of the device.

- Significant reduction in road crashes.
- > Relatively low cost to install and maintain.
- May discourage through traffic.
- When used in a series they regulate speeds over the entire length of the street.
- They can be designed to limit discomfort to cyclists.

These treatments have been used on adjacent streets and it is also noted that speeds within the area has been approved by Main Roads WA to be reduced to 40km/h which will also benefit traffic calming.



Diagram 1 - 4-way raised plateau

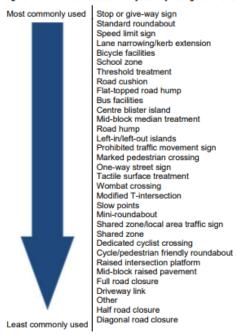


Figure 7.1: LATM devices commonly used by local governments

Source: Damen and Ralston (2015).

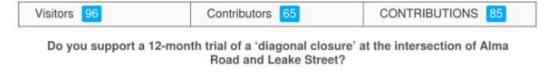
## **CONSULTATION/ADVERTISING:**

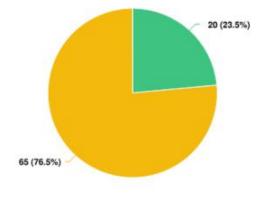
As addressed in the August 2022 report, initial consultation was undertaken from 24 May 2017 to 18 July 2022. The original survey asked "Do you support a 12-month trial of a diagonal closure at the intersection of Alma Road and Leake Street" with 76.5% answering "No". The below is an extract of the survey results -

The City of Vincent: Summary Report for 24 May 2017 to 18 July 2022

## **ENGAGEMENT TOOL: SURVEY TOOL**

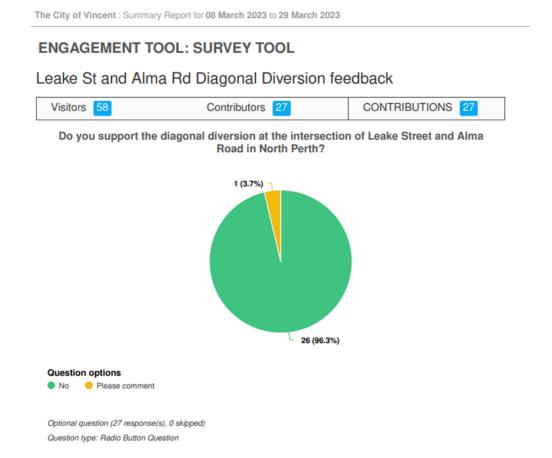
12-month trial of a 'diagonal closure' at the intersection of Alma Road and Leake Street







Consultation undertaken during the diagonal diversion trial opened on 08 March 2023 for the community to provide ongoing feedback on how the trial was performing. As of the 29 March 2023 there has been 27 respondents with 96.3% not supporting the diagonal diversion at the intersection of Leake Street and Alma Road. The below is an extract of the survey results during this period -



Administration has also kept a register of community concerns with general feedback summarised below -

- Created both an unexpected and dangerous traffic hazard on both Leake St and in the ROW.
- Vehicles driving on the footpath to continue from Alma Rd on the west side of Leake St to the east side.
- Cars are using the footpath areas on both sides to drive through.
- A car sped through in front of kids walking to school.
- I have never had issues with traffic in the laneway previously (it was incredibly rare) but after the
  intersection closure was installed a car travelling at speed down the laneway almost collided with
  me
- The safety issues I feel are of concern, is that young children will need to negotiate two-way through traffic on a bend, with no option but to cross the road in one movement.
- We saw a 4WD on Friday at 3.10pm as I was walking my kids home from school mount the new wider curb in its desire to disregard the new diversion and still turn left when travelling west from Coles on Alma and turning on to Leake.

A petition with 96 signatures has been received as detailed within **Confidential Attachment 1**. An online petition with 466 signatures has also been submitted.

Funding can be sourced from the current Local Area Traffic Management budget for the removal of the diagonal diversion infrastructure and replace with a four-way raised plateau. Four-way plateau construction cost range from \$30,000 to \$40,000.

Based on data and feedback on the trial received to date, Administration would recommend that Council:

- 1. **APPROVES** the discontinuance of the diagonal diversion trial at the intersection of Alma Road and Leake Street, North Perth; and
- 2. **APPROVES** the installation of a 4-way raised plateau at the above intersection in the current financial year.

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 TAMALA PARK REGIONAL COUNCIL ESTABLISHMENT AGREEMENT: PROPOSED CHANGES

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