

CITY OF VINCENT

AGENDA

Council Briefing 18 July 2023

Time:6.00pmLocation: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.

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- 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.
- 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 <u>governance@vincent.wa.gov.au</u> 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 <u>Council Proceedings Guidelines</u>.

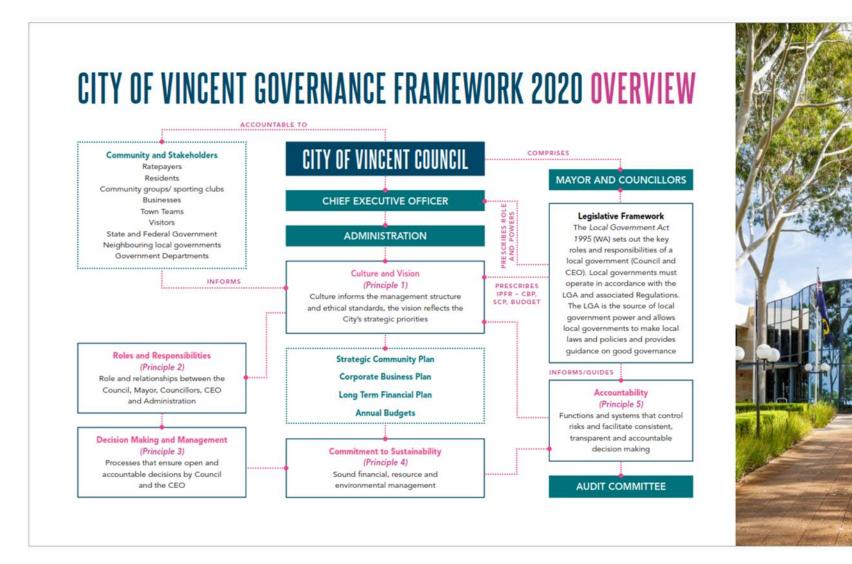
RECORDING AND WEBSTREAMING OF COUNCIL MEETINGS

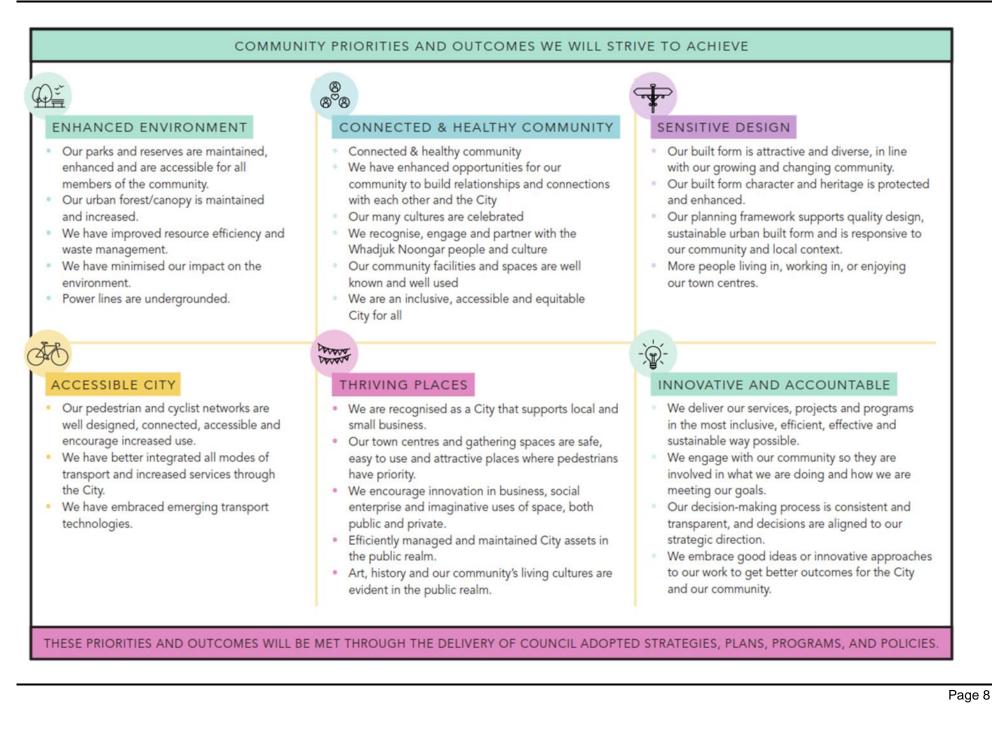
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1 DECLARATION OF OPENING / ACKNOWLEDGEMENT OF COUNTRY

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

2 APOLOGIES / MEMBERS ON LEAVE OF ABSENCE

An apology was received from Cr Ross loppolo.

3 PUBLIC QUESTION TIME AND RECEIVING OF PUBLIC STATEMENTS

4 DECLARATIONS OF INTEREST

5 STRATEGY & DEVELOPMENT

5.1 NO. 26 (LOT: 29; D/P: 4576) MOIR STREET, PERTH - PROPOSED ALTERATIONS AND ADDITIONS TO SINGLE HOUSE (AMENDMENT TO APPROVED)

Ward:	South
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Attachments:

1.	Consultation and Location Plan 🗓 🕻	ibt.
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- 2. Development Plans J 🛣
- 3. Heritage Impact Statement J
- 4. Previous Development Approval <u>U</u>

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 Alterations and Additions to Single House (Amendment to Approved) at No. 26 (Lot: 29; D/P: 4576) Moir Street, Perth, subject to the following conditions:

- 1. All conditions, requirements, advice notes and plans detailed on the development approval 5.2020.452.1 granted on 14 December 2021 continue to apply to this approval except as follows:
 - 1.1 Condition 1 is modified as follows:
 - 1. This approval is for Alterations and Additions to Single House as shown on the approved plans dated 17 March 2023. No other development forms part of this approval.

EXECUTIVE SUMMARY

The purpose of this report is to consider an application to amend a previous development approval for a two storey addition to the rear of an existing single house at No. 26 Moir Street, Perth (the subject site).

The subject site is within the Brookman and Moir Streets Heritage Precinct (Precinct) and is on the City of Vincent Heritage List and State Heritage Register.

The proposed amendments to the previous approval relate to a reduction in the length of the addition, and minor changes to colours and materials and to window styles and design. These amendments do not result in any new or greater departures to the deemed-to-comply standards of the planning framework.

Developments within the Precinct are subject to consideration against Appendix 6 – Brookman and Moir Streets Development Guidelines (Brookman/Moir Guidelines) and Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties (Heritage Management Policy). These policies seek to protect the existing streetscapes and heritage character of the Precinct, and guide the intended built form and design of new development.

The proposed amendments would not affect the development's compatibility with the heritage significance of the subject site and wider Precinct. The development would still be respectful to the current and intended character of the Precinct, with the proposed amendments having also received support from the City's Design Review Panel (DRP) Member and the Heritage Council of Western Australia (HCWA).

The proposal is acceptable as considered against the applicable planning framework, including the Brookman/Moir Guidelines and the Heritage Management Policy, and it is recommended for approval.

PROPOSAL:

The application proposes to amend a previous development approval for two storey alterations and additions to the rear of the existing single storey single house on the subject site.

The amendments proposed to the previously approved development are summarised as follows:

- A reduction in the overall length of the rear two storey addition by 0.35 metres.
- Confirmation of the materials and finishes of the development which include the following changes to the finishes:
 - South-east and north-east elevations previously included masonry render with white paint finish and red face brick. The amended proposed colours and materials include red face brickwork to the ground floor and Weather Tex Cladding in 'Weathergroove' to the upper floor.
 - Roof sheeting has changed from corrugated sheeting to Lysaght Longline 305 Colourbond roofing in 'Shale Grey'.
- Removal of the window shroud to the upper floor bedroom window on the rear elevation. The overall
 size of this window has reduced and the glazing has been modified to obscured glazing.
- All upper floor windows have been reduced in overall size and the walk-in-robe upper floor window has moved across the elevation by approximately 0.7 metres.

All other aspects of the proposal remain as previously approved.

The proposed development plans are included as **Attachment 2**. Side-by-side comparisons showing the changes between the previously approved plans and the proposed amended plans are also contained in **Attachment 2**.

The applicant's Heritage Impact Statement for the proposed amendments is included as Attachment 3.

The applicant has advised that the proposed amendments are design adjustments that have been made during the detailed design process that occurred following receipt of the previous approval.

Landowner:	Alan Stewart and Sarah Schwikkard			
Applicant:	Alan Stewart and Sarah Schwikkard			
Client:	Alan Stewart and Sarah Schwikkard			
Date of Application: 17 March 2023				
Zoning:	MRS: Urban			
	LPS2: Zone: Residential R Code: R25			
Built Form Area:	Residential			
Existing Land Use:	Use: Single House			
Proposed Use Class:	se Class: Single House			
Lot Area: 300m ² and 2.0m ² (Multi-lot title)				
Right of Way (ROW):	N/A			
Heritage List:	City of Vincent Heritage List – Management Category A			
	State Heritage Register			

BACKGROUND:

Site Context and Zoning

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

The subject site and adjoining properties are zoned Residential R25 under the City's Local Planning Scheme No.2 (LPS2) and are located within the Residential Built Form Area under the City's Policy No. 7.1.1 – Built Form (Built Form Policy) and have a building height standard of two storeys.

The subject site accommodates an existing single storey dwelling and is located within the Brookman and Moir Streets Precinct. The Precinct was subdivided and developed for housing in 1897. The subject site has a width of 10.0 metres and length of 30.2 metres. Lots within the Precinct have a north west/south east orientation and are vulnerable to overshadowing from development to the north.

Nos. 26 and 28 Moir Street appear as duplex homes when viewed from Moir Street and share a common boundary wall.

Heritage Listing - Brookman and Moir Streets Precinct

The Precinct includes Nos. 1-32 Brookman Street, Nos. 2-28 Moir Street and No. 40 Forbes Road, Perth and is listed on the City of Vincent Heritage List as Management Category A – Conservation Essential. The Precinct is also included on the State Heritage Register.

The Heritage Council's Statement of Significance for the Precinct is as follows:

Brookman and Moir Streets Precinct, two streets in Perth comprising 58 semidetached residences and one detached residence in two types of 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 modestly-scaled 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;
- 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.

Generally, the present property fencing and most plantings are of little significance.

Recent additions and modifications are of little significance, e.g. replacements of original details.

Parking areas in the front of houses, and carports in the front setbacks, are intrusive. A small number of high masonry construction fences in the precinct are intrusive.

Previous Approval

Council at its Ordinary Meeting on 14 December 2021 conditionally approved an application for Alterations and Additions to Single House on the subject site. The alterations and additions included the demolition of the existing rear kitchen, store and bathroom, and the construction of a two storey extension at the rear including a ground floor kitchen, living and dining area and an upper floor master suite.

The previously approved development was supported by the HCWA and the City's DRP Member.

The previous approval notice and development plans are included as Attachment 4.

DETAILS:

Summary Assessment

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

Planning Element	Deemed-to-Comply / Acceptable Outcomes (or equivalent)	Previously approved	Requires the further Discretion of Council
Street Setback	\checkmark		
Lot Boundary Setbacks		\checkmark	
Boundary Walls	\checkmark		
Building Height/Storeys	\checkmark		
Open Space		✓	
Outdoor Living Areas	✓		
Landscaping (R Codes)	✓		
Visual Privacy		✓	
Solar Access		✓	
Site Works/Retaining Walls	✓		
Essential Facilities	✓		
External Fixtures	✓		
Environmentally Sustainable Design	\checkmark		
Heritage Management Policy		✓	
Brookman and Moir Streets Development Guidelines			\checkmark

Detailed Assessment

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

Brookman/Moir Guidelines					
Deemed-to-Comply/Acceptable Outcomes (or equivalent)	Proposal				
No deemed-to-comply/acceptable outcomes (or equivalent) standards.	The proposal satisfies essential and discretionary controls, encouragement, and advice.				
The Brookman/Moir Guidelines contains essential and discretionary controls, encouragement, and advice.	The proposal as considered against these, as well as the objectives of the Brookman/Moir Guidelines is detailed in the Comments section.				

The application satisfies all deemed-to-comply and acceptable outcomes (or equivalent) standards in the R Codes, Built Form Policy, and the Heritage Management Policy.

The Heritage Management Policy sets out that proposed development that complies with acceptable development standards will generally be approved, and that the performance criteria describe the desired outcome to be achieved.

Unlike the Built Form Policy and R Codes, the Heritage Management Policy also requires consideration of the proposal against performance criteria even though it complies with the prescribed acceptable development standards. This is considered in the Comments section below.

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 14 days between 7 June 2022 and 20 June 2022.

The method of consultation included a notice on the City's website, a sign on site, and 75 letters being sent to owners and occupiers of adjoining and adjacent properties and all properties within the Precinct, in accordance with the City's Community and Stakeholder Engagement Policy, as shown in **Attachment 1**.

Two submissions were received at the conclusion of consultation, with both in objection.

Both submissions raised concerns with visual privacy in relation to the upper floor Bed 1 window on the south west elevation and the window design not being sufficient to provide visual privacy to the adjoining properties.

Administration reviewed the submissions received and notes that the subject window is proposed to be modified to have a sill height of 1.6 metres above the floor level. This complies with the deemed-to-comply standards under the R-Codes relating to visual privacy. This means it is acceptable and is not subject to Council's discretion.

Heritage Council of Western Australia

The application was referred to the HCWA for review and consideration in accordance with Section 73 of the *Heritage Act 2018* because the subject site is included on the State Register of Heritage Places. The proposed development plans together with the supporting Heritage Impact Statement were referred to the HCWA.

The HCWA supports the proposal and provided the following comments:

- The proposal is for minor design modifications to previous referrals that were previously supported.
- The updated design changes are considered minor, and will have no further negative impact on the identified cultural significance of the registered place.

Design Review Panel (DRP):

Referred to DRP: Yes

The proposal was referred to the City's DRP Member with expertise in heritage conservation and architecture for comment. Comments were requested on the acceptability of the proposal as considered against the 10 principles of good design.

The DRP Member was supportive of the proposal and provided the following comments:

- The changes to the design are minor and do not compromise the approved design outcome.
- After considering the previously approved development and the minor proposed modifications, the proposal retains the significant building and building fabric, and does not negatively impact on the cultural heritage values of the Brookman and Moir Streets Heritage Precinct.
- The proposed minor amendments are acceptable and do not affect any comments provided by the DRP on the previously approved development.

A summary of the design review progress is shown in the table below.

Design Review Progress Report					
Supported					
Pending further attention	Pending further attention				
Not supported	Not supported				
Not relevant to this proposal					
	DRP Member Referral				
Principle 1 – Context & Character					
Principle 2 – Landscape Quality					
Principle 3 – Built Form and Scale					
Principle 4 – Functionality & Built Quality					
Principle 5 – Sustainability					
Principle 6 – Amenity					
Principle 7 – Legibility					
Principle 8 – Safety					
Principle 9 – Community					
Principle 10 – Aesthetics					

LEGAL/POLICY:

- Planning and Development Act 2005;
- Heritage Act 2018;
- Planning and Development (Local Planning Schemes) Regulations 2015;
- City of Vincent Local Planning Scheme No. 2;
- Burra Charter;
- State Planning Policy 3.5 Historic Heritage Conservation;
- State Planning Policy 7.3 Residential Design Codes;
- Community and Stakeholder Engagement Policy;
- Policy No. 7.1.1 Built Form Policy;
- Policy No. 7.6.1 Heritage Management Development Guidelines for Heritage and Adjacent Properties; and
- Planning and Building Policy Manual Appendix 6 Brookman and Moir Streets Development Guidelines

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 and Development (Local Planning Schemes) Regulations 2015* (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.

The matters for consideration relevant to this application relate to the compatibility of the development within its setting, amenity and character of the locality, cultural significance of the Precinct, consistency with planning policies, submissions during community consultation, and advice from the DRP and HCWA.

Local Planning Scheme No. 2

The objectives of the Residential zone under LPS2 are a relevant consideration for the application. These objectives are:

- To provide for a range of housing and a choice of residential densities to meet the needs of the community;
- To facilitate and encourage high quality design, built form and streetscapes throughout residential areas;
- To provide for a range of non-residential uses, which are compatible with and complementary to residential development;
- To promote and encourage design that incorporates sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and recycling;
- To enhance the amenity and character of the residential neighbourhood by encouraging the retention of
 existing housing stock and ensuring new development is compatible within these established areas;
- To manage residential development in a way that recognises the needs of innovative design and contemporary lifestyles; and
- To ensure the provision of a wide range of different types of residential accommodation, including affordable, social and special needs, to meet the diverse needs of the community.

Burra Charter

The Australia ICOMOS Charter for Places of Cultural Significance, the Burra Charter 2013 (the Burra Charter) sets a standard of practice for those who provide advice, make decisions about, and undertake work to places of cultural significance. The Burra Charter applies to all types of places of cultural significance, including the subject site.

In accordance with Article 22.1 of the Burra Charter, 'new work' is acceptable where it respects the cultural significance of the place. This can be done through consideration of its siting bulk, form, scale, character, colour, texture, and material. In accordance with Article 22.2 of the Burra Charter, the works should be readily identifiable but should respect the cultural significance of the place.

State Planning Policy 3.5 – Historic Heritage Conservation

State Planning Policy 3.5 – Historic Heritage Conservation (SPP 3.5) sets out principles of sound and responsible planning for the conservation and protection of Western Australia's historic heritage. These principles inform the heritage management standards of local planning policies.

Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties

As the subject site and adjoining properties to the north east and south west are heritage listed properties, the proposal is required to be assessed against both Parts 4 and 5 of the Heritage Management Policy.

The objectives of the Heritage Management Policy are to:

- 1. Encourage the appropriate conservation and restoration of places listed on the City of Vincent Municipal Heritage Inventory (The Heritage List) in recognition of the distinct contribution they make to the character of the City of Vincent.
- 2. Ensure that works, including conservation, alterations, additions and new development, respect the cultural heritage significance associated with places listed on the City of Vincent Municipal Heritage Inventory.
- 3. Promote and encourage urban and architectural design that serves to support and enhance the ongoing significance of heritage places.
- 4. Ensure that the evolution of the City of Vincent provides the means for a sustainable and innovative process towards integrating older style buildings with new development.
- 5. Complement the State Planning Policy No. 3.5 'Historic Heritage Conservation' and the City of Vincent Residential Design Elements Policy and other associated Policies.

Part 4 of the Heritage Management Policy relates to development to heritage listed buildings. The policy includes 'acceptable development' criteria as well as the following three performance criteria:

- P1 Development is to comply with the statement of significance outlined in Heritage Assessment, Heritage Impact Statement and/or Place Record Form.
- P2 Alterations and additions to places of heritage value should be respectful of and compatible with existing fabric and should not alter or obscure fabric that contributes to the significance of the place.
- P3 To ensure the cultural heritage significance of a place is conserved and the majority of the significant parts of the heritage place and their relationship to the setting within the heritage place should be retained.

Part 5 of the Heritage Management Policy relates to development adjacent to heritage listed buildings. The policy includes 'acceptable development' criteria as well as the following three performance criteria:

- P1 New development maintains and enhances existing views and vistas to the principal façade(s) of the adjacent heritage listed place.
- P2 New development maintains and enhances the visual prominence and significance of the adjacent heritage listed place.
- P3 New development is of a scale and mass that respects the adjacent heritage listed place.

Planning and Building Policy Manual Appendix 6 – Brookman and Moir Streets Development Guidelines

The Brookman/Moir Guidelines sets out essential and discretionary development controls, encouragement, and advice. It is a performance based policy.

Essential controls aim to ensure the integrity of the cultural heritage is protected and these controls are not flexible. Discretionary controls allow alterations to be made while encouragement and advice is offered as to the bulk, scale and detailing of additions.

The objectives of the Brookman/Moir Guidelines are:

- Maintain consistency of the streetscape and valued character of the area;
- To allow alterations and additions to interpret the heritage significance of the dwellings in a contemporary design approach, ensuring consideration is given to the existing built form, context of the streetscape, roof form, and public domain and building proportion in the new building design;
 - To allow for future upgrade of infrastructure elements to consider the heritage character of the area;
- Access to sunlight and privacy where already existing should be maintained with particular attention to
 overshadowing, with regard to the 'Residential Design Codes';
- Strengthen the settings of the front setback, side setbacks at the end of blocks and rear settings of dwellings to become more compatible to the heritage significance of the area. With importance placed on development adjacent to rights of way and Wellman Street;
- Ensure development along right of ways is compatible with right of way character and scale; and
- Allowance for properties with secondary street frontage adjacent to 'Forbes Street' and to be assessed with reference to the unique location and as well as in conjunction with the development guidelines.

Draft Amendments to Brookman/Moir Guidelines

At its <u>Ordinary Meeting</u> on 4 April 2023, Council resolved to prepare amendments to the Brookman/Moir Guidelines for the purposes of community consultation.

The draft amended Brookman/Moir Guidelines seek to modify the format of the policy into deemed-tocomply and design principles as well as modify terms within the policy to be consistent with the current local and state planning framework. The overall intent, objectives and standards within the draft guidelines are largely consistent with those within the current guidelines.

Community consultation on the draft amended Brookman/Moir Guidelines has been undertaken in accordance with Clause 4(1)(2) of the *Planning Regulations*. Administration is in the process of reviewing comments received from the community before presenting the draft amended Brookman/Moir Guidelines to a future Ordinary Meeting of Council for adoption.

The ultimate approval of the draft amended Brookman/Moir Guidelines cannot be regarded as being 'certain' or 'imminent' in the form that it was advertised, which means that it is afforded lesser weight in the consideration of this application. Administration has considered the draft amended Brookman/Moir Guidelines in its assessment of the application.

Delegation to Determine Applications:

This matter is being referred to Council for determination in accordance with the City's Register of Delegations, Authorisations and Appointments.

This is because the delegation does not extend to applications that seek to amend a development approval previously determined by Council where further discretion is sought to previously approved departures to acceptable or deemed-to-comply standards, set out in the City's Local Planning Policies.

The application seeks to amend a development approval determined by Council that requires discretion to be exercised under the Brookman/Moir Guidelines and the Heritage Management Policy. This is because these policies require applications to be assessed against their objectives and performance criteria.

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 2022-2032:

Innovative and Accountable

Our decision-making process is consistent and transparent, and decisions are aligned to our strategic direction.

SUSTAINABILITY IMPLICATIONS:

There are no sustainability implications from the proposed amendments subject to this application.

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 amendments would not adversely impact the cultural heritage value of the place and as set out in the Statement of Significance.
- The building form of the proposed development to the street is the same as that previously approved, ensuring the scale of the development positively contributes to the streetscape and heritage value of the area.
- Changes to materials and finishes that can be viewed from the street, including red face brick and steel metal roofing, are sympathetic to the existing building fabric and to the streetscape.
- The amendments result in a reduction to overall visual scale presented to all adjoining properties as well as shadowing to the adjoining southern property.
- Change in materials do not mimic any of the essential design characteristics of the original house, allow the additions to be distinguished as 'new work' and would not impact negatively on the heritage precinct.

Heritage Management Policy and Brookman/Moir Guidelines

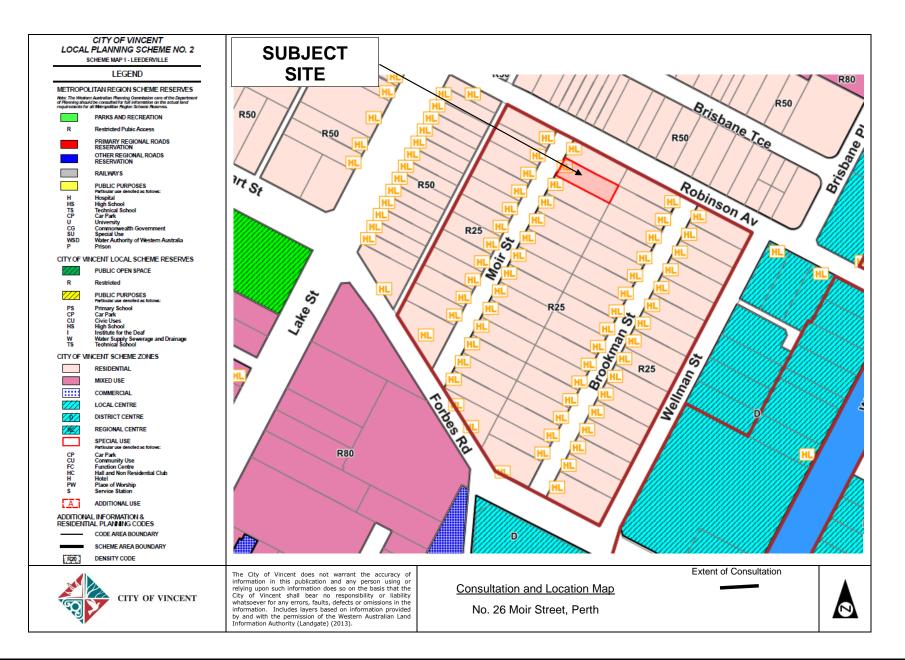
The proposed amendments do not result in any new or greater departures to the deemed-to-comply or acceptable outcomes standards of the R Codes and Built Form Policy.

The application satisfies essential and discretionary controls, encouragement, and advice in the Brookman/Moir Guidelines and the acceptable development standards of the Heritage Management Policy.

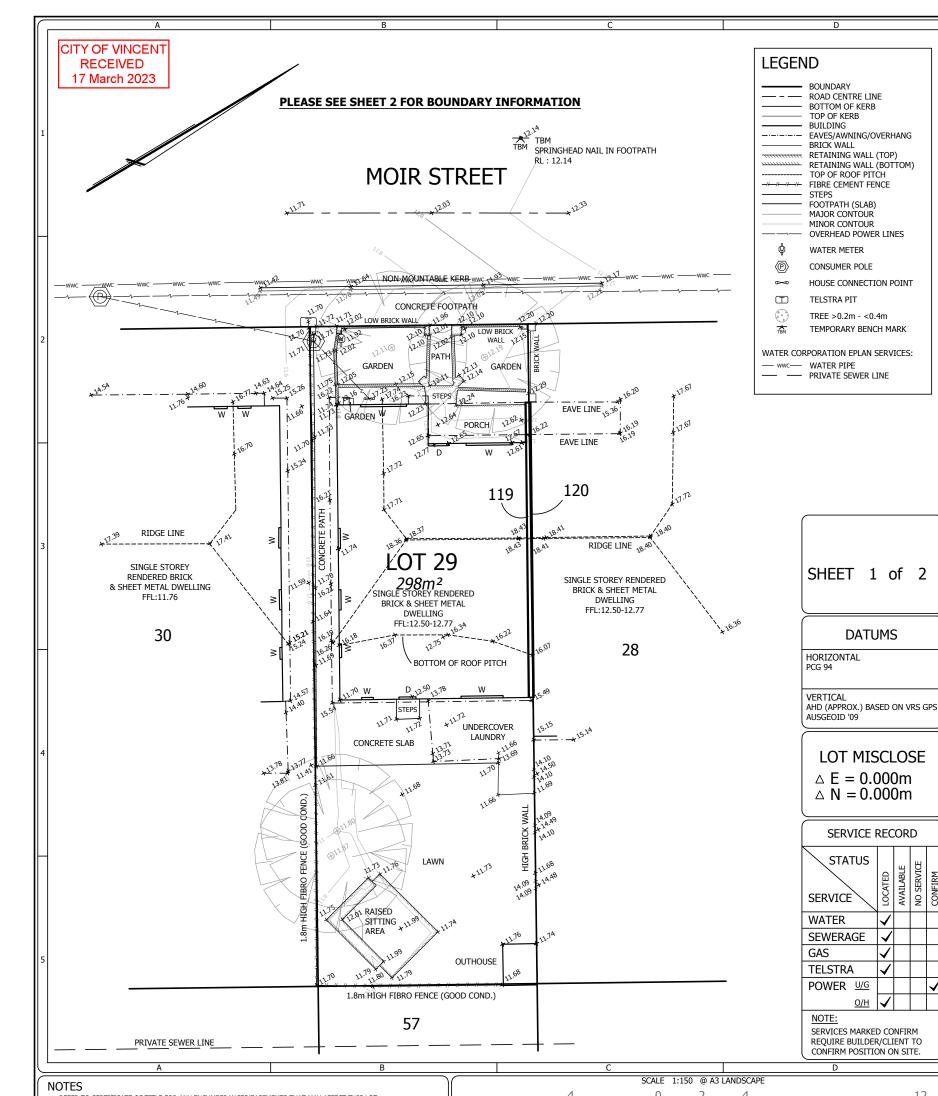
The proposed amendments are acceptable when assessed against the provisions and objectives of the Brookman/Moir Guidelines, and the performance criteria and objectives of the Heritage Management Policy, for the following reasons:

- <u>Statement of Significance</u>: The proposed amendments include the reduction in the length of the
 previously approved building addition, updates to the colours and materials, and the removal of the
 bedroom window shroud. These would not compromise the cultural heritage significance of the Precinct
 as detailed within the Statement of Significance. This is because the proposed changes would not affect
 the homogeneity of the Precinct that would be maintained while still accommodating for increased living
 spaces to the home to adapt and respond to the growing needs of the occupants.
- <u>Streetscape Consistency:</u> The development would remain single storey as viewed from Moir Street and would continue to be sited behind the principal façade. This would not be impacted by the proposed amendments. This would maintain the existing streetscape presence and single storey modest forms of Moir Street, and would not impact views to or the visual prominence of the principle façade of the dwelling, consistent with the Public Domain View standards of the Brookman/Moir Guidelines.

- <u>Design Approach</u>: The proposed development retains a contemporary design approach, with the development still being clearly distinguishable whilst sympathetic to the existing heritage place.
- <u>Changes to Finishes:</u> The changes to the colours and materials of the development would not compromise the approved design outcome and would maintain compatibility with the existing built form and context of the dwelling and streetscape.
- <u>Scale and Mass</u>: The development would maintain a scale and mass that respects the adjacent heritage dwellings, with the proposed reduction in the length of the previously approved building addition by 0.35 metres. This would reduce the overall building bulk, mass and overshadowing from the development to the adjoining properties. The building heights remain unchanged from previously approved and would maintain an appropriate response to the slope of the site and are compatible with heights of adjacent buildings and the existing dwelling on the subject site.
- <u>DRP and HCWA:</u> The amendments proposed would maintain appropriate conservation of the heritage place and no additional modifications are proposed to the existing building and fabric. Both the DRP Member and the HCWA supported the proposal, confirming that they consider the proposed amendments to be minor design modifications to the previously approved development that would not result in an impact to the cultural significance of the Precinct.







 REFER TO CERTIFICATE OF TITLE FOR ANY ENCUMBERANCES/EASEMENTS THAT MAY AFFECT THIS LC

- THE BOUNDARY HAS BEEN PEGGED. IF YOU INTEND TO ERECT ANY STRUCTURE ON THE BOUNDARY WE RECOMMEND YOU
 SET 0.030m OFF THE BOUNDARY TO AVOID ANY ENCROACHMENTS.
- OFFSETS ARE EXAGGERATED TO SHOW DETAIL.
- DIMENSIONS AND AREAS ARE ADOPTED FROM SURVEY PLAN UNLESS NOTED.
- ALL SEWER INFORMATION SUPPLIED BY WATER CORPORATION. SITE CONFIRMATION REQUIRED.
- REFER TO CERTIFICATE OF TITLE FOR ANY ENCUMBERANCES/EASEMENTS THAT MAY AFFECT THIS LOT.
- ALL TRADES TO BEWARE OF THE PRESENCE OF OVERHEAD AND/OR UNDERGROUND POWER IN THE VICINITY OF THIS LOT.
- THIS PLAN IS ONLY TO BE USED FOR ITS INTENDED PURPOSE, NO RESPONSIBILITY IS TAKEN BY ORACLE SURVEYS PTY
 LTD FOR THE UNAUTHORIZED USE OF THIS PLAN FOR ANY OTHER USE.
- ORACLE SURVEYS PTY LTD ACCEPTS NO RESPONSIBILITY TO SURVEY DATA THAT HAS CHANGED AFTER THE DATE OF SURVEY.

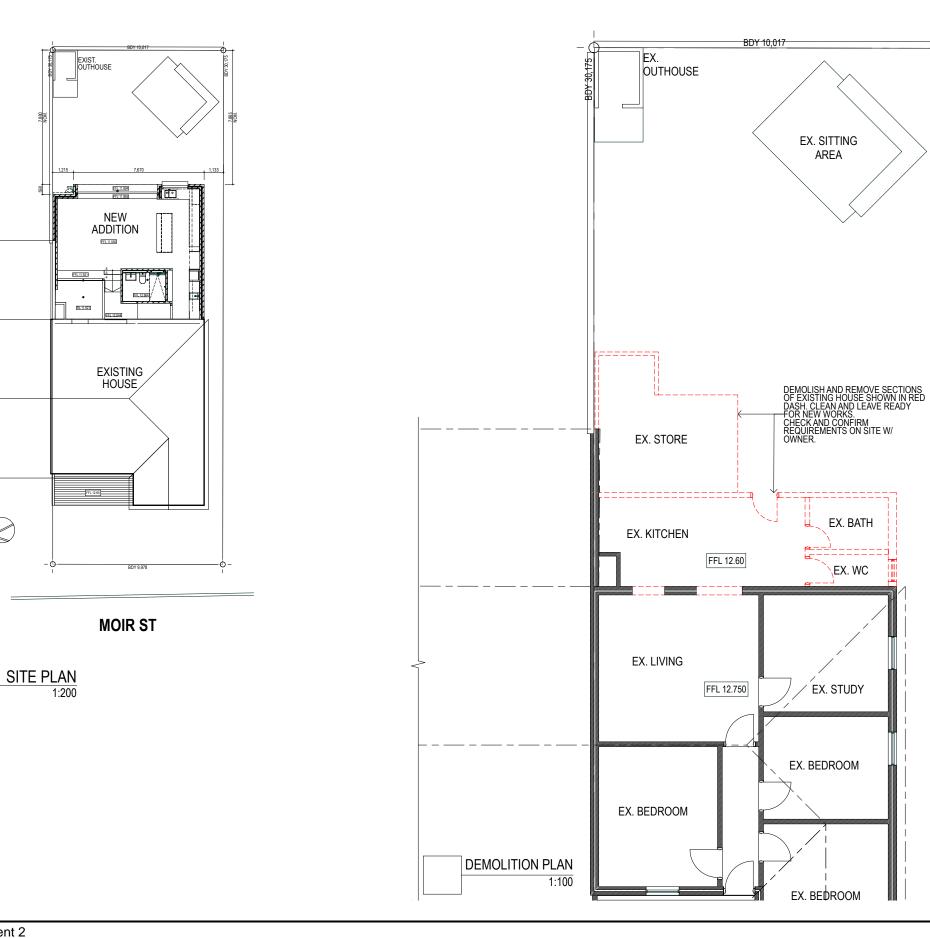
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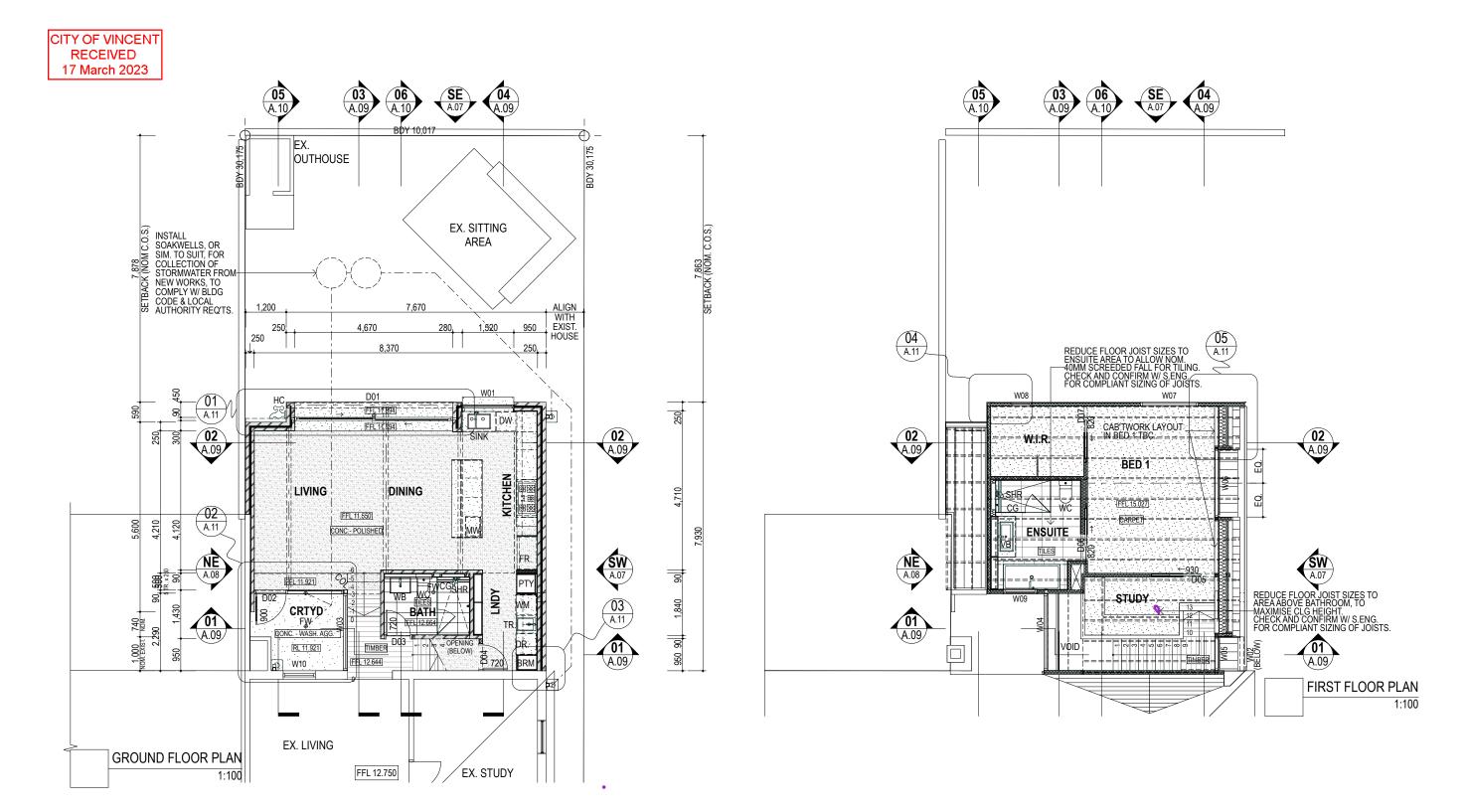
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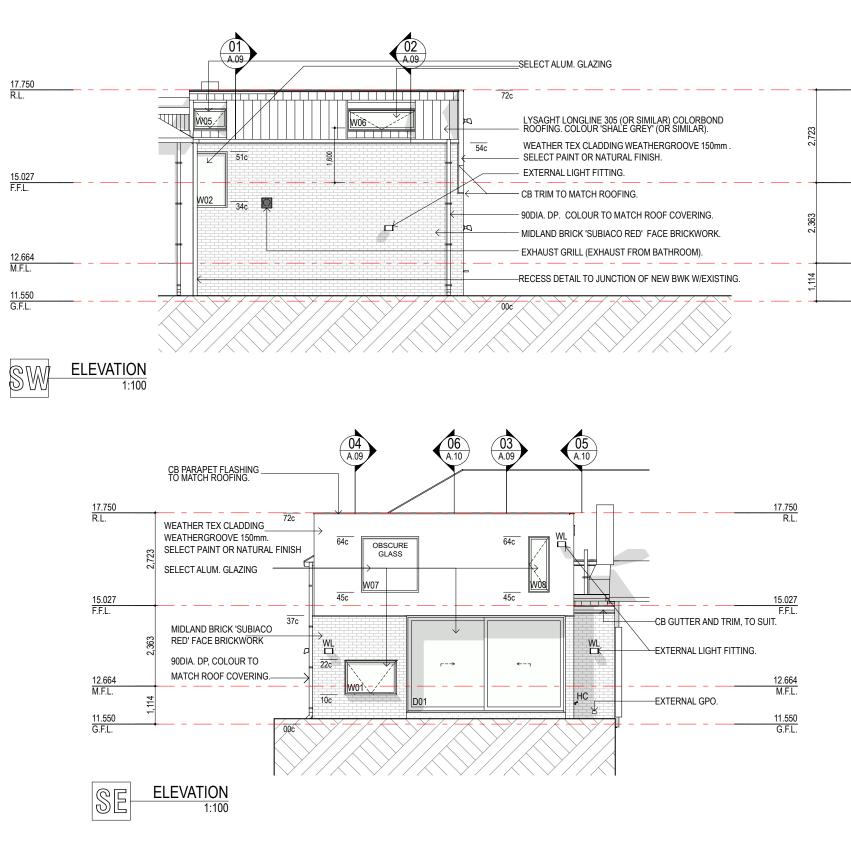
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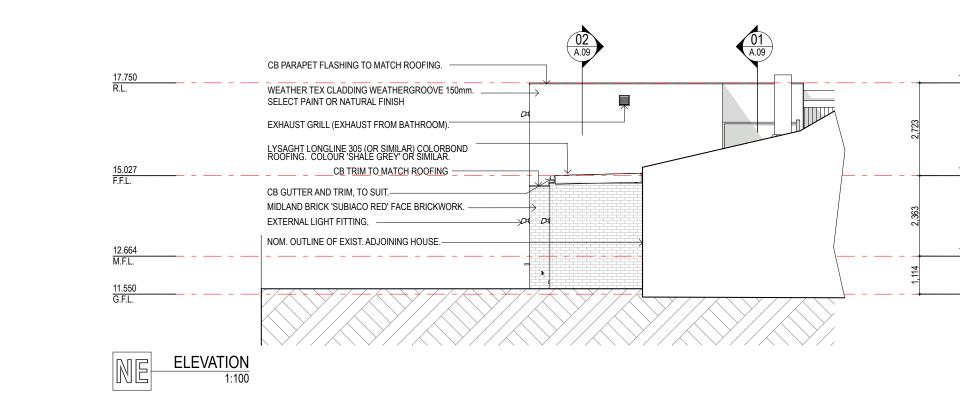
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17 March 2023



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 Project
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 26 MOIR ST, PERTH.

 Job No.
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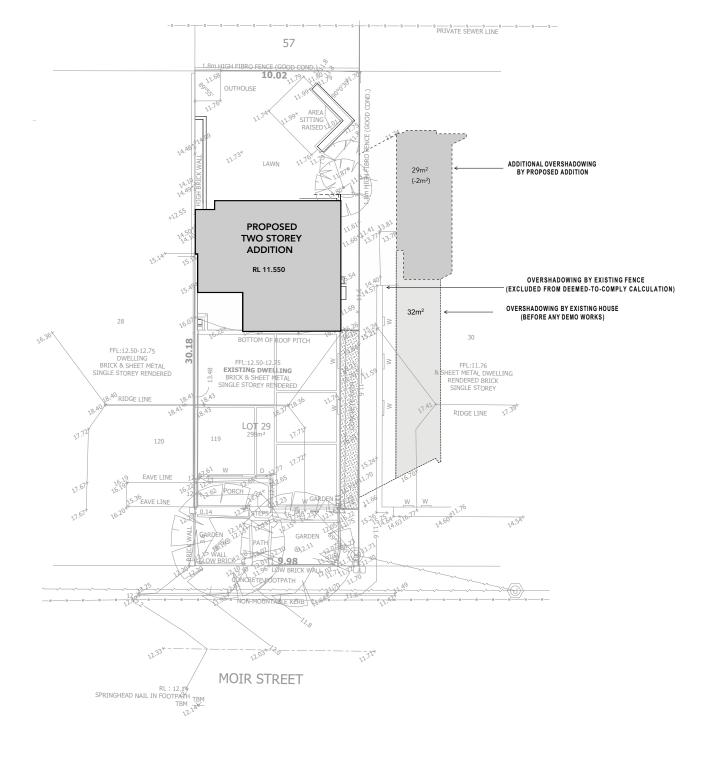
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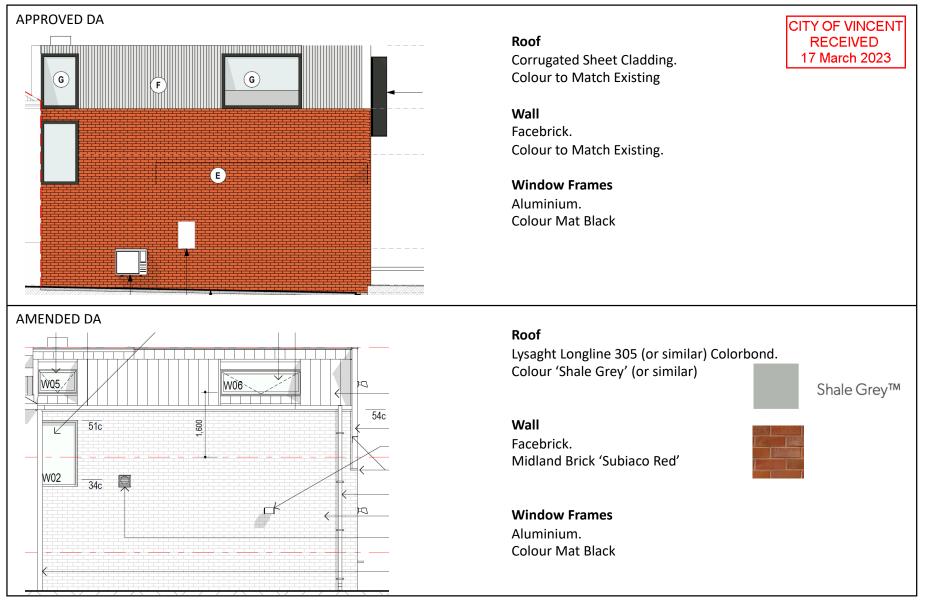




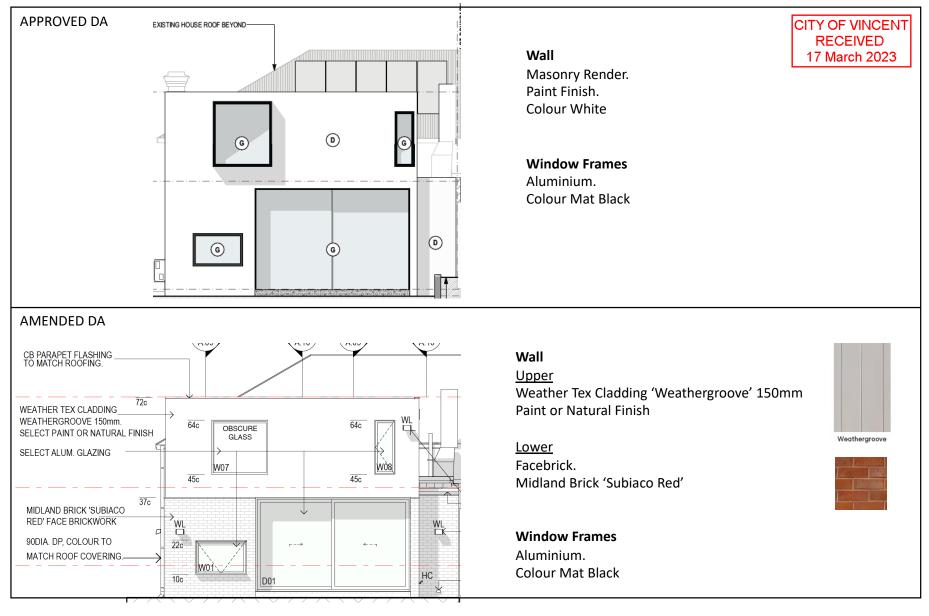
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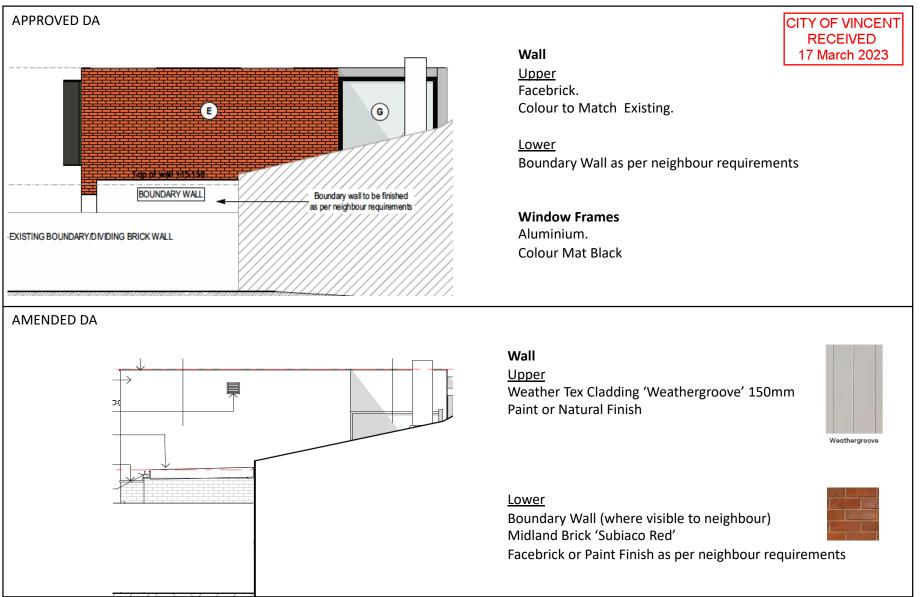
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REAR ELEVATION



SIDE (NORTH) ELEVATION





HOCKING HERITAGE+ ARCHITECTURE

30 March 2023

City of Vincent mail@vincent.wa.gov.au

for the attention of Planning Services

Dear Sirs

Amended development application Minor design modifications to approved additions to existing single house 26 Moir Street, Perth City of Vincent Reference 5.2020.452.1 Heritage comment

The owners of the above property have commissioned an assessment of the impacts of the proposed changes to the approved development approval will have on the heritage significance of no. 26 Moir Street and the heritage precinct of which it forms part.

As the changes are minor, a full heritage impact statement is not being prepared in this instance however, the format of this assessment will follow the guidelines established by Heritage Council for preparing heritage impact statements.

Brookman and Moir Streets Precinct

The property forms part of the State Registered Brookman and Moir Streets Precinct in Perth. The Statement of Significance attributed to the place is as follows:

Brookman and Moir Streets Precinct, two streets in Perth comprising 58 semi-detached residences and one detached residence in two types of 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 modestly scaled 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;
- 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;

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- 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 modes 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 in Western Australia.

No. 26 Moir Street is located on the east side, at the northern end of Moir Street, close to the intersection with Robinson Street.

Amended details

The changes being discussed in this heritage impact assessment are:

Materials

Location	Approved materials	Proposed materials
Rear elevation	Wall: Masonry render to entire wall Paint finish White	Upper section – Weather Tex cladding 'Weathergroove' 150mm Paint or natural finish
		Lower section – face brick Midland 'Subiaco Red'
	Window frames – aluminium mat black	No change
South elevation	Roof: corrugated sheet cladding to match existing	Lysaght Longline 305 colorbond in Shale Grey
	Wall: Face brick – colour to match existing	Face brick Midland Brick 'Subiaco Red'
	Window frames – aluminium mat black	No change
North elevation	Wall: Upper section – face brick to match existing brickwork Lower section – boundary wall as per neighbour requirements	Upper section – Weather Tex cladding 'Weathergroove' 150mm Paint or natural finish Lower section – boundary wall where visible to the neighbour –

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		face brick Midland 'Subiaco Red' face brick or painted as per neighbour requirements
	Window frames – aluminium mat black	No change
Change in dimensions to addi	tion	
	Approved length of addition: 8.280m	Proposed length of addition: 7.930m, a reduction of 0.350m
Change to window detail		
	Metal window shroud to rear elevation	Removal of shroud, replaced with obscured glazing to the opening

Assessment of heritage impact

The original heritage impact statement prepared in September 2021 concluded that the two storey addition to the rear of No. 26 Moir Street would not harm the heritage significance of the individual property nor the special qualities of the heritage precinct as a whole. The report concluded that the scale and material palette for the addition were in keeping with the scale of the original houses and would not detract from the homogeneity of the architectural form that defines Moir Street. The proposed changes to the approved development proposal seek emulate the above outcome and will not harm the heritage significance of the individual house or the heritage precinct as a whole.

City of Vincent Heritage Policy 7.6.1 Heritage Management – Development Guidelines for Heritage and Adjacent Properties establishes objectives for development of heritage places (or adjacent to heritage places) to ensure that the documented significance of such places is not harmed through inappropriate change and development.

The policy requires that alterations and additions to places of heritage significance should be respectful and be compatible with existing fabric. Any addition should ensure :

- that it does not alter the original façade or roof pitch;
- should be clearly distinguishable from the original building;
- be based on research that can identify the elements, detailing and finishes already used;
- does not obscure important elements of the original building;
- maintain existing views to the principal facades of the heritage place;
- are positioned and sized to ensure that the prominence of significant elements are retained;
- that an upper storey is sited and massed behind the main facade so that it is not visible from the street;
- openings in the principal facade of the addition should not be seen from the street or should be proportionally related to those in the heritage building.

The proposed changes to the approved addition are all in keeping with the above objectives of the heritage policy. The proposed changes are minimal and do not seek to increase the scale or massing of the addition.

The 350mm reduction in length is a positive change, reducing the overall size of the addition. The original dimensions of the addition were considered appropriate and would not over-dominate the single storey heritage house therefore, the proposed reduction in length will result in the same outcome and will not harm any streetscape views or result in a loss of original significant detail/fabric of the principal facades.

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The change in materials will also have minimal impact on the heritage significance of the place or heritage area.

The material palette of additions and alterations is to be informed by the original building. The original house is of red brick construction with rendered bands and corrugated iron roof. The proposed 'Subiaco Red' bricks complement the existing brickwork whilst creating a slight distinction allowing the new work to be clearly distinguishable from the existing, as per policy requirements.

The Lysaght Longline 305 cladding to the roof on the south side of the addition will create a slightly different aesthetic to the corrugated sheet cladding that was proposed in the original DA. The change in the material will add to the contemporary nature of the design of the addition and will result in an interpretation of the traditional 'brick and iron' house. The wider profile of the corrugations in the proposed cladding will not harm any of the documented values of the heritage area.

The change from brickwork to Weather Tex cladding Weathergroove 150mm will likewise have a minimal impact on the heritage significance of the house and heritage area. The proposed material presents with vertical pattern emulating timber planks and will create a lighter aesthetic to the upper sections of the addition than the original brickwork that was approved. The contemporary design of the addition calls for a palette of materials that is informed by the materials of the original building stock of the area whilst allowing for the introduction of materials that are not regarded as being traditional but complement the original materials palette. The proposed material complements the existing material palette of the original house and is considered an appropriate change.

The removal of the window shroud to the rear elevation will not have any impact on the heritage values of the area nor have a detrimental impact on the design of the addition.

Conclusion

In summary, the proposed changes to the approved development application will not harm the heritage significance of No. 26 Moir Street or the Brookman and Moir Streets Precinct.

As concluded in the in the original heritage impact statement, the proposed development is in keeping with the heritage policy adopted by City of Vincent. The proposed development also does not impact adversely on any of the value statements that form the adopted statement of significance associated with the entry of the precinct onto the State Register of Heritage Places.

The development retains a significant house in a significant streetscape and precinct. The addition to the rear of No. 26 Moir Street is of a complementary contemporary style that has taken some design influence from the original house in terms of material palette and colours. As previously concluded, the addition is of appropriate scale and massing and will not dominate the original house or have an adverse impact on the significance of the area. The slight reduction to the size of the approved addition reinforces this conclusion.

The architectural expression of the new addition is refined and simple and does not seek to mimic any of the essential design characteristics of the original house. Whereas the original part of the house is a reflection of traditional architectural styles demonstrating a simpler way of life around the turn of the century, the addition is a reflection of modern architectural standards and clearly demonstrates how the new can sit comfortably with the old. The proposed change in some of the materials contributes to this narrative and will not impact negatively on the heritage precinct.

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Yours faithfully

G. L. Denear.

Gemma Dewar Managing Director

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- 2 -

Planning and Development Act 2005

City of Vincent

Notice of determination on application for development approval

Location: No. 26 Moir Street PERTH

Lot, Plan/Diagram: LOT: 119 D/P: 4576, LOT: 29 D/P: 4576

Vol. No: 1073

Folio No: 138

Application date: 4 November 2020 Received on: 4 November 2020

Serial No: 5.2020.452.1

Description of proposed development: Alterations and Additions to Single House

Plans dated: 22 October 2021

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

1. Development Plans

This approval is for Alterations and Additions to a Single House as shown on the approved plans dated 22 October 2021. No other development forms part of this approval;

2. Boundary Walls

The surface finish of boundary walls facing an 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 fully rendered or face brick, or material as otherwise approved, to the satisfaction of the City;

3. Visual Privacy

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 requirements of Clause 5.4.1 of the Residential Design Codes (Visual Privacy) deemed to comply provisions, to the satisfaction of the City;

4. Colours and Materials

Prior to first occupation or use of the development, 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, and thereafter maintained, to the satisfaction of the City;

5. Landscaping

All landscaping works shall be undertaken in accordance with the approved plans dated 22 October 2021, prior to the occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

6. 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

7. 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 (including demolition and/or forward works) 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;
- Parking arrangements for contractors and sub-contractors;
- Dilapidation report of nearby surrounding properties (including No. 24 and No. 28 Moir Street);
- Notification to affected landowners; and
- Construction times.

The approved management plan shall be complied with for the duration of the construction of the development.

ADVICE NOTES:

- 1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
- 2. If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
- 3. 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. In relation to Advice Note 2 a further two years is added to the date by which the development shall be substantially commenced, pursuant to Schedule 4, Clause 4.2 of the Clause 78H Notice of Exemption from Planning Requirements During State of Emergency signed by the Minister for Planning on 8 April 2020.
- 6. 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.
- 7. The applicant is responsible for ensuring that all lot boundaries as shown on the approved plans are correct.
- 8. No verge trees shall be **REMOVED**. The verge trees shall be **RETAINED** and **PROTECTED** from any damage including unauthorized pruning.

- 4 -

- 9. 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.
- 10. 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.
- 11. With reference to Clause 5.4.1 C1.2, Visual Privacy requirements of the R codes states that screening devices such as obscure glazing, timber screens, external blinds, window hoods and shutters are to be at least 1.6m in height, at least 75 percent obscure, permanently fixed, made of durable material and restrict view in the direction of the overlooking into any adjoining property.
- 12. With reference to lot boundary walls, the applicant shall liaise with the adjoining property owner to discuss and agree on the finish of the boundary walls, prior to preparation and submission of the building permit.
- 13. 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.
- 14. A Demolition Permit shall be obtained from the City prior to commencement of any demolition works on the site.
- 15. An Infrastructure Protection Bond together with a non-refundable inspection fee shall be lodged with the City by the applicant, prior to commencement of all building/development works, and shall be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the bond must be made in writing. This bond is non-transferable.
- 16. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. If the safety of the path is compromised resulting from either construction damage or as a result of a temporary obstruction appropriate warning signs (in accordance with AS1742.3) shall be erected. Should a continuous path not be able to be maintained, an 'approved' temporary pedestrian facility suitable for all path users shall be put in place. If there is a request to erect scaffolding, site fencing etc. or if building materials are required to be stored within the road reserve, once a formal request has been received, the matter will be assessed by the City and if considered appropriate a permit shall be issued by the City. No permit will be issued if the proposed encroachment into the road reserve is deemed to be inappropriate.

Date of determination: 14 December 2021

Signed:

Mitchell Hoad A/COORDINATOR PLANNING SERVICES for and on behalf of the City of Vincent

A/Coordinator Planning Services



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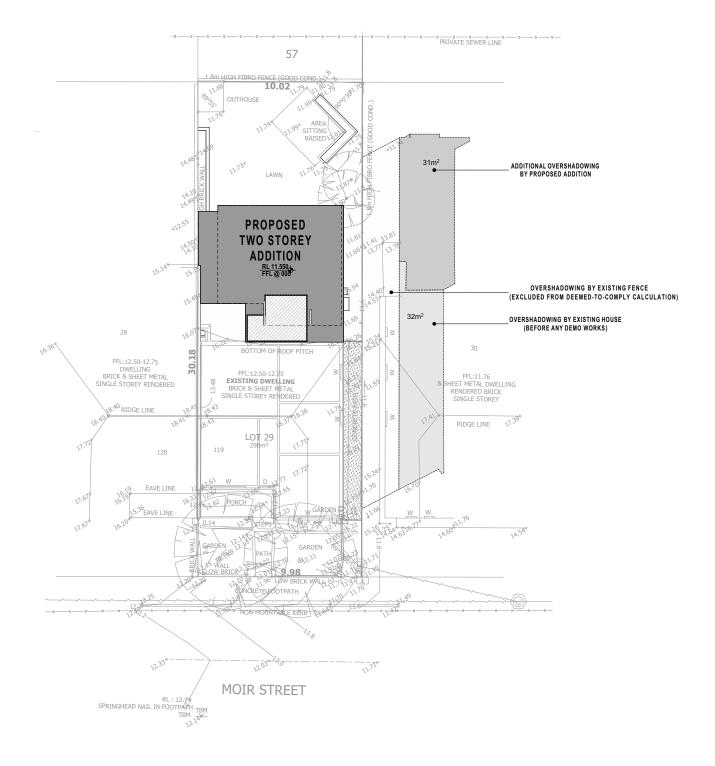
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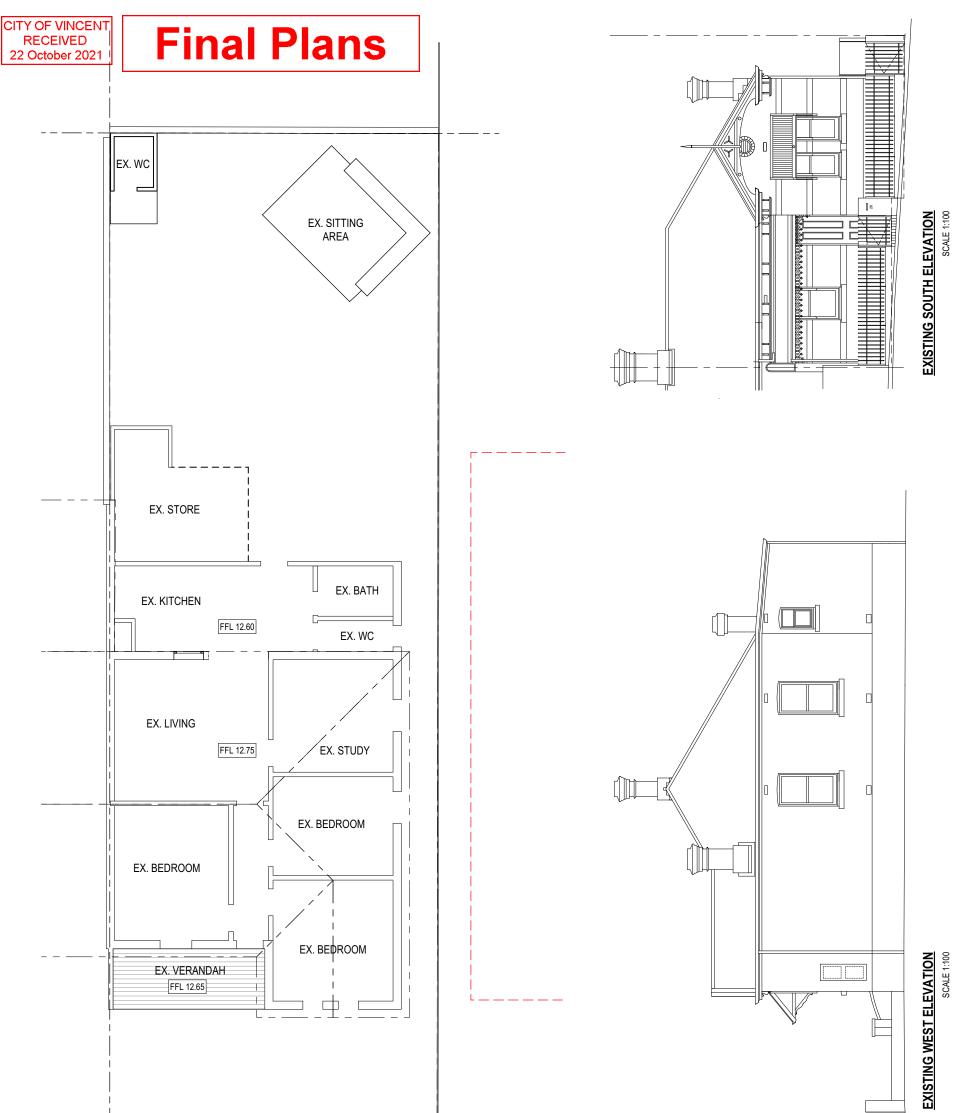
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CITY OF VINCENT	
DA No. 5.2020.452.	1

14 December 2021

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A/Coordinator Planning Services

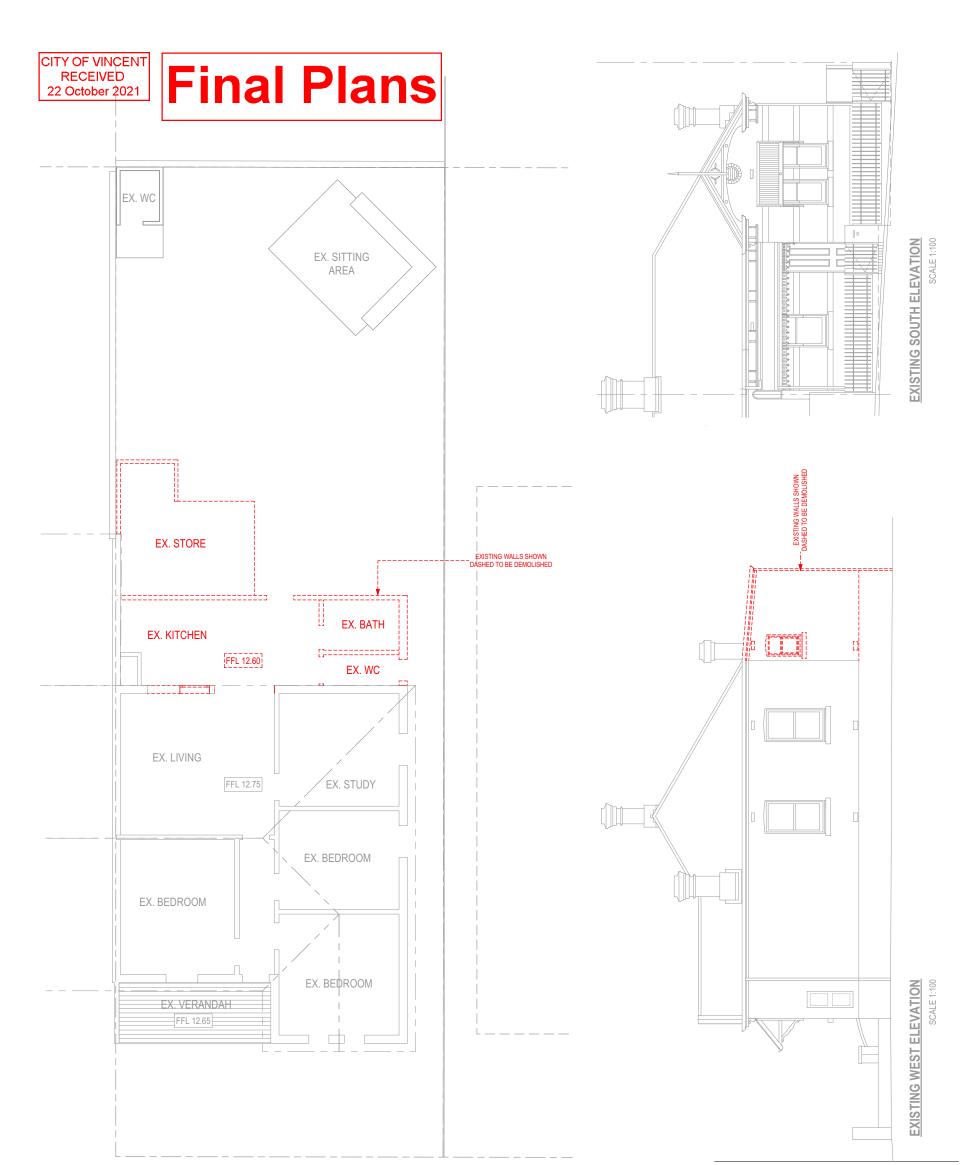
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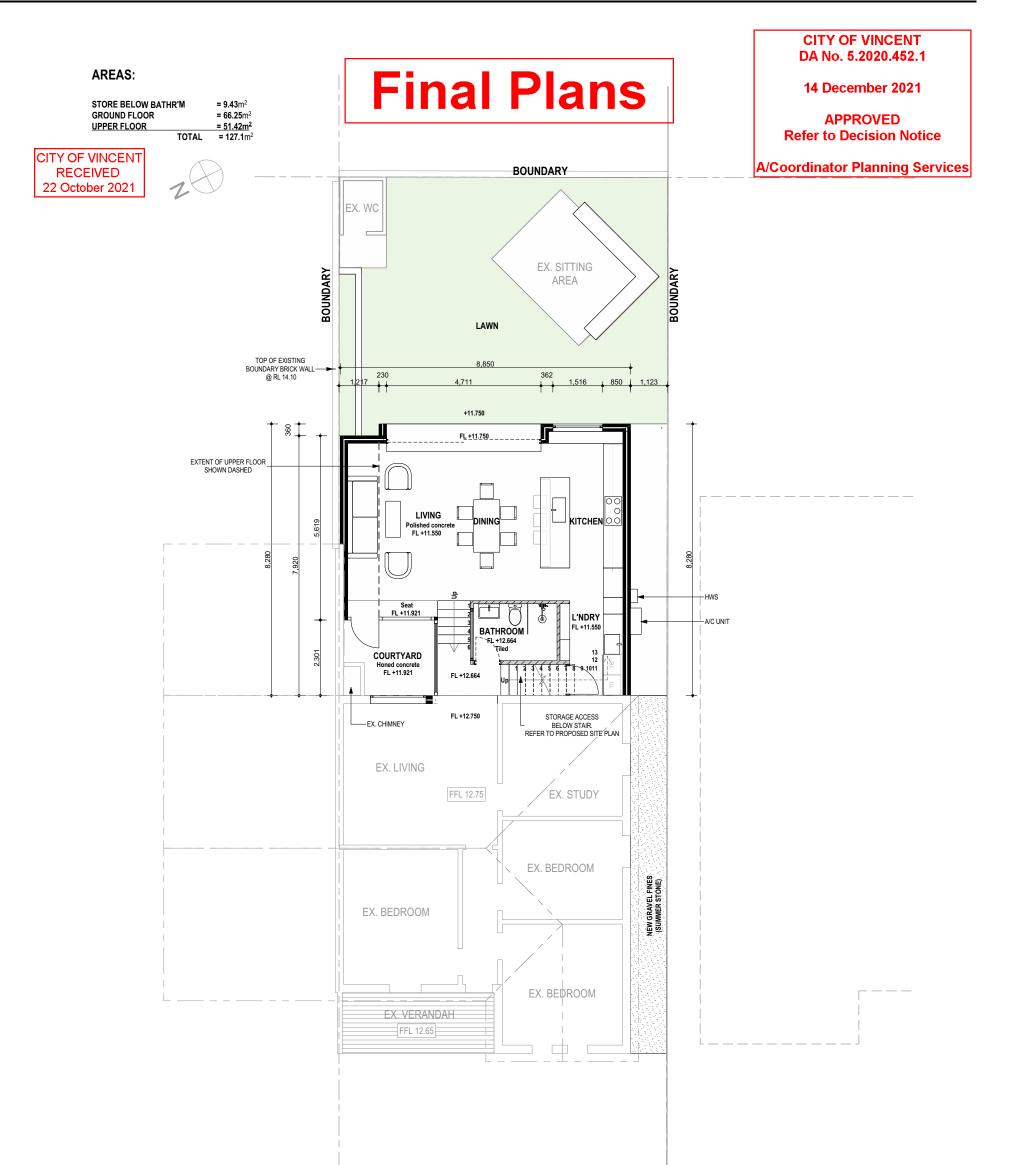
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BOUNDARY

Project

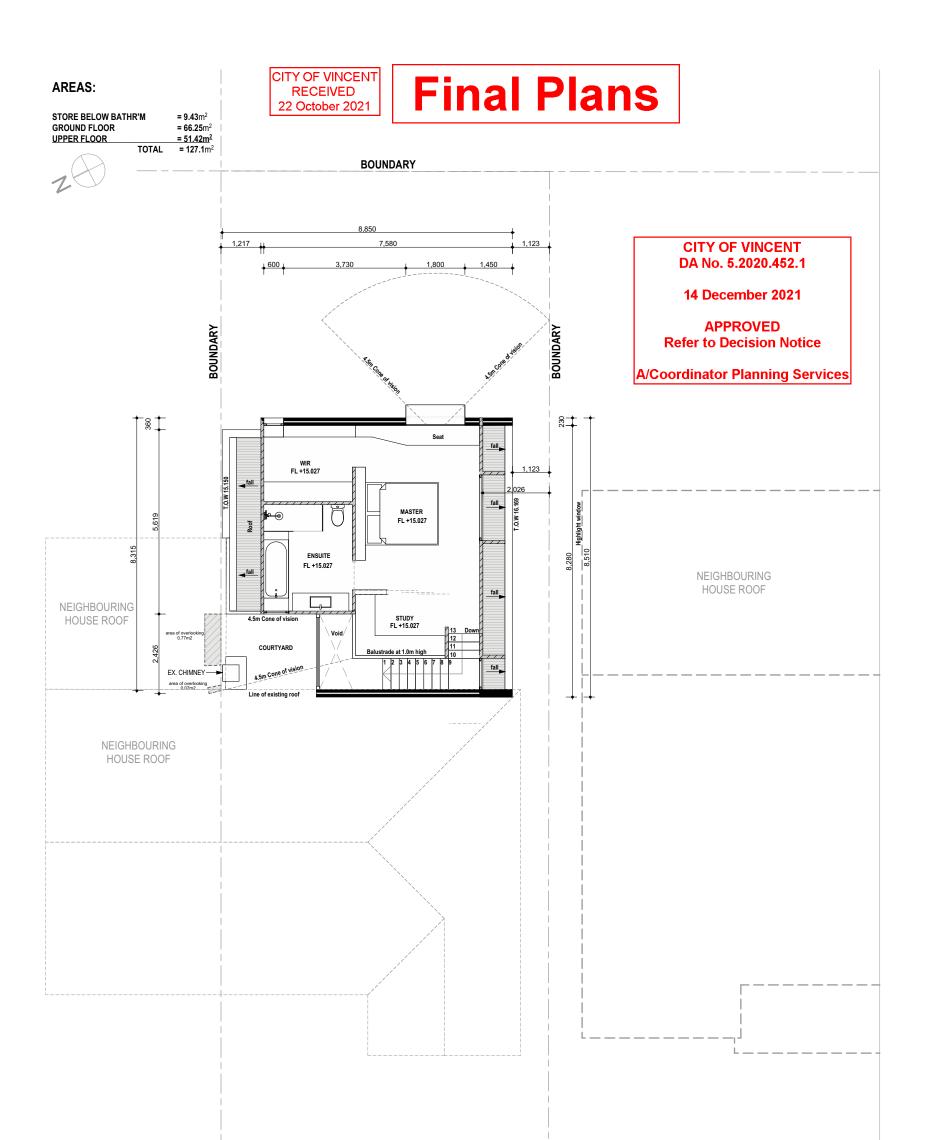
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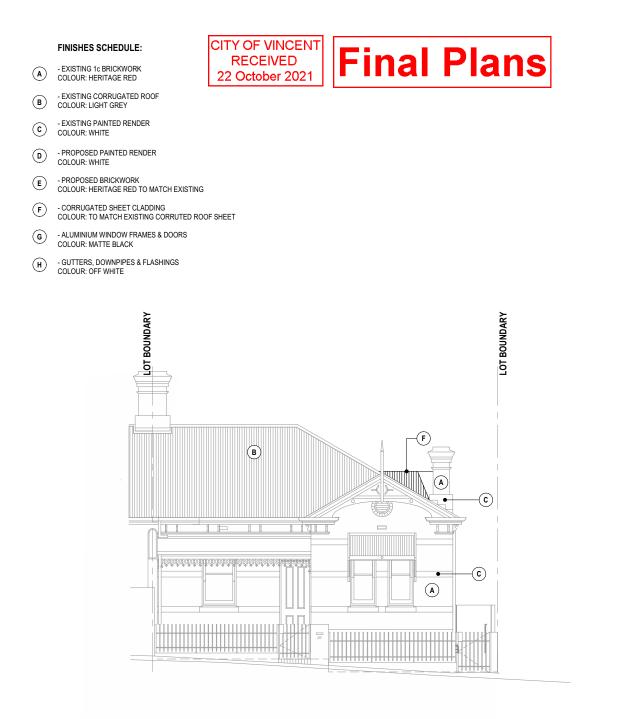
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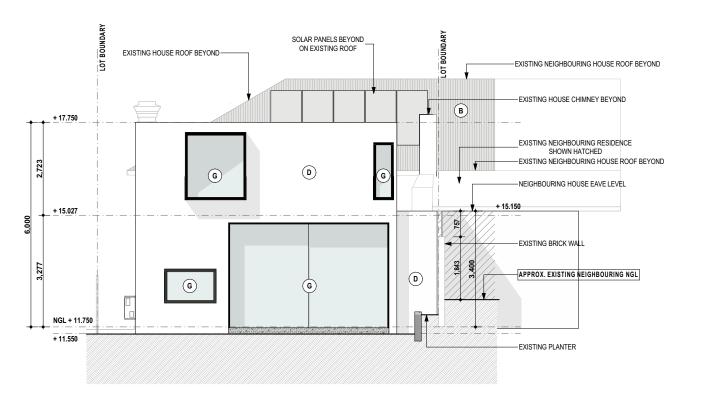
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EAST ELEVATION 1:100

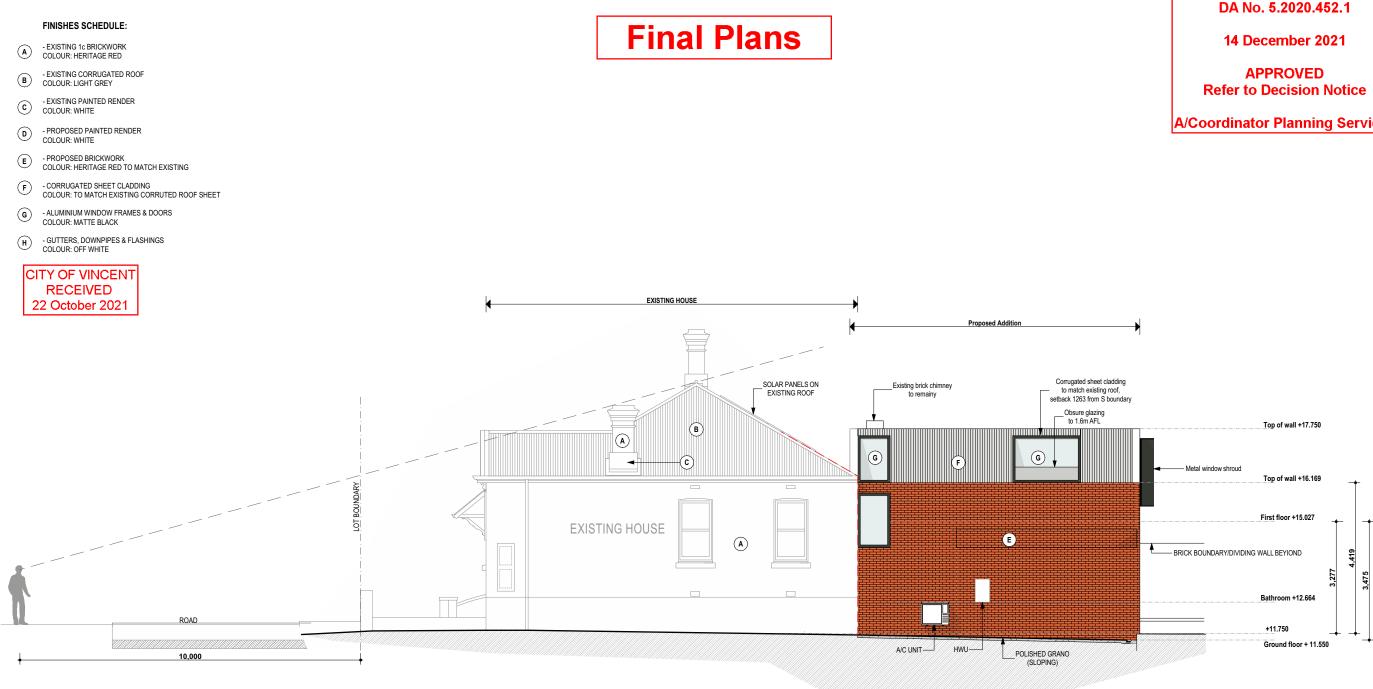
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14 December 2021

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SOUTH ELEVATION 1:100



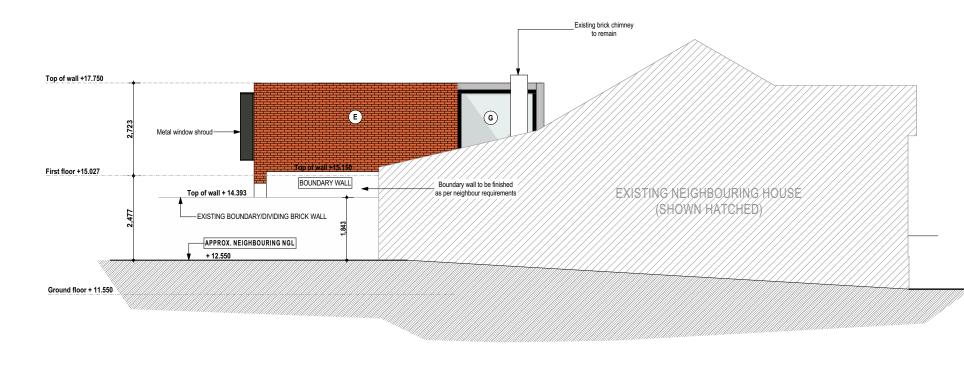
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FINISHES SCHEDULE:

- EXISTING 1c BRICKWORK
 COLOUR: HERITAGE RED
- B EXISTING CORRUGATED ROOF COLOUR: LIGHT GREY
- C EXISTING PAINTED RENDER COLOUR: WHITE
- \bigcirc - PROPOSED PAINTED RENDER COLOUR: WHITE
- PROPOSED BRICKWORK COLOUR: HERITAGE RED TO MATCH EXISTING E
- (F) CORRUGATED SHEET CLADDING COLOUR: TO MATCH EXISTING CORRUTED ROOF SHEET
- ALUMINIUM WINDOW FRAMES & DOORS COLOUR: MATTE BLACK G
- GUTTERS, DOWNPIPES & FLASHINGS COLOUR: OFF WHITE H

CITY OF VINCENT
RECEIVED
22 October 2021

Final Plans



NORTH ELEVATION 1:100

CITY OF VINCENT DA No. 5.2020.452.1

14 December 2021

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18 JULY 2023

CITY OF VINCENT RECEIVED 22 October 2021

Final Plans

LEGEND Trees & Shrubs Retained

- 1. Existing Frangipani (3)
- 2. Existing Jasmine in Raised Planter (3)
- 3. Existing Viburnum Hedge (16)
- 4. Existing Magnolia Tree (1)
- 5. Existing Crepe Myrtle Tree (1)
- 6. Existing Grass Tree (1)
- 7. Existing Lemon Tree (1)
- 8. Existing Wisteria (1)

Trees Removed

9. Pencil Pines (2)

Lawns

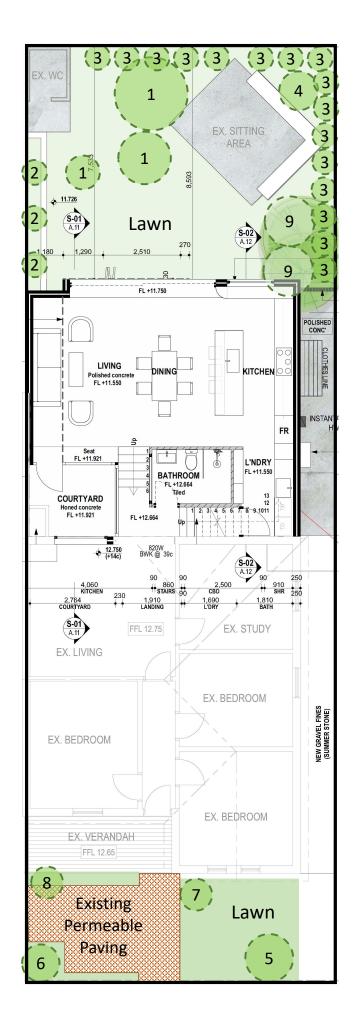
Existing lawn area at front to be retained. Rear lawn to be reinstated following works

Irrigation

All areas are presently irrigated. Reticulation to be retained and made good after completion of works.

LANDSCAPE PLAN

PROPOSED ADDITIONS TO SINGLE HOUSE 26 MOIR STREET PERTH



CITY OF VINCENT DA No. 5.2020.452.1

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5.2	NO. 33 (LOT: 73; D/P: 32) SMITH STREET, HIGHGATE - PROPOSED SIX GROUPED
	DWELLINGS

Ward:	Sou	th
Attachments:	1.	Consultation and Location Map 🗓 🔛
	2.	Development Plans 🕂 🔛
	3.	Streetscape Perspective 🗓 🔛
	4.	Applicant's Urban Design Study 🖖 🖾
	5.	Applicant's Life Cycle Assessment 🖶 🔛
	6.	Summary of Submissions - Administration's Response 🕂 溢
	7.	Summary of Submissions - Applicant's Response 🕂 🖾
	8.	Determination Advice Notes 🕂 🖫

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the development application for Six Grouped Dwellings at No. 33 (Lot: 73; D/P: 32) Smith Street, Highgate in accordance with the plans in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 8:

1. Development Plans

This approval is for Six Grouped Dwellings as shown on the approved plans dated 6 June 2023 and 20 June 2023. No other development forms part of this approval;

2. Boundary Walls

The surface finish of boundary walls 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 colour and texture of the building materials, demonstrating that the proposed development complements the surrounding area, and including the details on the finish and design of the front elevation and portal frame feature to Smith Street, shall be submitted to and approved by the City in consultation with the City's Design Review Panel. The development must be finished, and thereafter maintained, in accordance with the schedule approved by the City, prior to occupation or use of the development; and
- 4.2 The meter boxes are to be painted the same colour as the wall they are attached so as to not be visually obtrusive, to the satisfaction of the City;

5. Landscaping

5.1 All landscaping works shall be undertaken in accordance with the approved plans dated 6 June 2023, prior to the occupancy or use of the development and maintained thereafter to the satisfaction of the City; and

- 5.2 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 minimum of 50 percent unobstructed view; or
 - When open: a clear sight line;

unless otherwise approved by the City;

8. Street Walls and Fences

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. 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 owner/occupier to the satisfaction of the City;
 - 9.3 Prior to the occupation or use of the development, two visitor parking bays shall be permanently marked, maintained, and legally accessible at all times for use exclusively by visitors to the property, be clearly visible or suitably sign posted from the street or communal driveway, unless otherwise approved by the City;
 - 9.4 No goods or materials being stored, either temporarily or permanently, in the parking or landscape areas or within the access driveways or parking areas. All goods and materials are to be stored within the buildings or storage areas, where provided;
 - 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; and
 - 9.6 Prior to occupation or use of the development, lighting shall be installed throughout the pedestrian pathways, communal street and car parking areas in accordance with the Residential Design Codes, to the satisfaction of the City.

10. Construction Management

Prior to the issue of a Building Permit, a Construction Management Plan that details how the construction of the development will be managed to minimise the impact on the surrounding area (including demolition and/or forward works). The Construction Management Plan is required to address the following concerns that relate to any works to take place on the site:

- 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 nearby surrounding properties (including No. 31 and No. 37 Smith Street);
- Notification to affected land owners; and
- Construction times.

The management plan shall be complied with for the duration of the construction of the development, to the satisfaction of the City; and

11. Clothes Drying Area

Each grouped dwelling shall be provided with a clothes drying area that shall be adequately screened in accordance with the Residential Design Codes, or with mechanical drying, prior to occupancy or use of the development and shall be completed to the satisfaction of the City.

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.

EXECUTIVE SUMMARY:

The purpose of this report is to consider an application for development approval for six two-storey grouped dwellings at No. 33 Smith Street, Highgate (subject site).

The site has an area of 805 square metres, with a lot width of 13.3 metres and lot depth of 60.4 metres. The subject site is located in a high density area where the subject site and surrounding properties are zoned Residential R80 with a building height standard of three storeys, and is also located next door to the heritage listed Serbian Orthodox Church of St. Sava at No. 31 Smith Street.

Smith Street is a mixed and varied streetscape that predominantly contains residential development such as higher density townhouses and apartments, as well as lower scale character single homes. It is absent of more recent or new developments, though the area is zoned to enable higher density developments such as grouped and multiple dwellings typologies. The subject site previously accommodated a single house that has been demolished and is intended to accommodate the proposed grouped dwellings development.

The site planning and design response for the site is to couple dwellings, each two storeys in height, and to effectively provide three sets of these across the site. There is a communal car parking area for both residents and visitors sleeved behind the first set of dwellings that face Smith Street, with this car parking area accessed via a communal driveway located to the southern boundary.

The proposed development requires a design principles assessment for various planning elements. The proposed development incorporates design measures to ensure that it is suitable for its context and would not detrimentally impact the streetscape, unduly impact the amenity of the surrounding area or the heritage significance of the adjacent Church, and would be compatible with the existing and intended future locality as a high density residential area. This includes a building form that is articulated, incorporating materials and finishes would appropriate respond to the area, and providing a street interface that enhances surveillance and deep soil and tree planting.

The proposal has been the subject of revised plans over the course of its assessment. The modifications made have resulted in the proposal being acceptable as considered against the planning framework, and it is recommended for approval subject to conditions.

PROPOSAL:

The application proposes six grouped dwellings on a vacant lot at No. 33 Smith Street, Highgate.

The dwellings are each two storeys in height and are arranged on the site as three sets of two dwellings abutting each other. Units 1 and 2 are orientated towards Smith Street and are predominantly located above a shared car parking area for the development, which includes a total of five resident and two visitor car parking bays.

The proposed development plans have been included as Attachment 2.

The applicant's supporting documentation including a Streetscape Perspective, Urban Design Study and Life Cycle Assessment are included in **Attachments 3, 4 and 5** respectively.

A significant amount of time has elapsed since the application was lodged. This has partially resulted from the applicant and architect changing during the application process, and from the length of time taken by the applicant to respond to the City's requests for additional information. This includes approximately five months to provide a full response to the City's first request for additional information, and approximately four months to provide a full response to City's second request.

BACKGROUND:

Landowner:	Team A2 WA Pty Ltd
Applicant:	Brendon Donaldson
Client:	Brendon Donaldson
Date of Application:	17 December 2021
Zoning:	MRS: Urban
	LPS2: Zone: Residential R Code: R80
Built Form Area:	Residential
Existing Land Use:	Vacant
Proposed Use Class:	Dwelling (Grouped)
Lot Area:	805m ²
Right of Way (ROW):	N/A
Heritage List:	N/A

Site Context and Zoning

The subject site is bound by Smith Street to the east, two storey residential development to the north and west, and the heritage listed Serbian Orthodox Church of St. Sava to the south. A location plan is included in **Attachment 1**.

The subject site and all adjoining properties are zoned Residential R80 under the City's Local Planning Scheme No. 2 (LPS2). The subject site and all adjoining properties are located within the Residential Built Form Area and have a building height standard of three storeys under the City's Policy 7.1.1 – Built Form (Built Form Policy).

The surrounding development context is predominately residential dwellings in a variety of scale, style, typology and age.

Existing Streetscape

A summary of the building height and dwelling typologies of Smith Street between Broome and Lincoln streets is as follows:

- On the eastern side, development consists of two to four storey grouped and multiple dwelling developments; and
- On the western side, development is mixed and includes single storey character dwellings, multi-storey multiple dwellings developments and the 12 storey Stirling Towers multiple dwellings development.

The street is characterised by the 1970's and 1980's grouped and multiple dwelling developments on both sides of the street. These developments include predominately lighter coloured rendered finishes. Face brick and light coloured render finishes are features of the single storey character dwellings. Where provided, upper floors are located in line with the ground floors below.

This portion of Smith Street is characterised by covered and uncovered vehicle parking, as well as extensive hardstand areas located between existing development and the street. Street setback areas also contain mature trees and landscaped areas.

Front fencing styles are a mix of visually permeable fencing on top of low solid walls and visually impermeable high solid masonry fencing.

Smith Street is lined with established street trees, with two mature trees located in the verge in front of the subject site.

There is street parking available on both sides of Smith Street between Broome and Lincoln Streets. There are two hour parking restrictions between 8am and 5:30pm from Monday to Friday on the eastern side, and unrestricted parking on the western side.

Serbian Orthodox Church of St. Sava

The adjoining property to the south at No. 31 Smith Street contains the Serbian Orthodox Church of St. Sava which is included on the State Register of Heritage Places and is listed on the City's Municipal Heritage Inventory as Management Category B (Conversation Recommended). Its Statement of Significance can be found <u>here</u>.

The Serbian Orthodox Church of St. Sava is a white stucco church in the traditional orthodox style and is the second oldest Serbian Orthodox church in Australia. The church was constructed in 1954 and the bell tower was added in 1974. The church is located centrally on the site with a large setback to Smith Street. A separate two storey building including a hall, Sunday school and offices is located at the rear of the site and was constructed in 1962.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the State Government's Residential Design Codes (R Codes), the City's Built Form Policy and Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties (Heritage Management Policy). In each instance where the proposal requires the discretion of Council, the relevant planning element is discussed in the Detailed Assessment section following from this table.

Planning Element	Deemed-to-Comply / Acceptable Outcomes (or equivalent)	Requires the Discretion of Council
Site Area	\checkmark	
Street Setback		\checkmark
Lot Boundary Setbacks/Boundary Walls		\checkmark
Building Height/Storeys	\checkmark	
Street Surveillance	\checkmark	
Street Walls and Fences		\checkmark
Sight Lines	\checkmark	
Open Space	\checkmark	
Outdoor Living Areas		\checkmark
Landscaping (R Codes)		\checkmark
Visual Privacy	\checkmark	
Car Parking		\checkmark
Design of Car Parking Spaces		\checkmark
Vehicle Access		\checkmark
Solar Access	\checkmark	
Site Works/Retaining Walls	\checkmark	
External Fixtures, Utilities and Facilities		\checkmark

Planning Element	Deemed-to-Comply / Acceptable Outcomes (or equivalent)	Requires the Discretion of Council
Heritage Management Policy		\checkmark

Detailed Assessment

The R Codes and Built Form Policy have two pathways for assessing and determining a development application. 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.

The planning elements of the application that do not meet the applicable deemed-to-comply standards and require the discretion of Council are as follows:

Street Setback				
Deemed-to-Comply Standard	Proposal			
Built Form Policy Volume 1 Clause 5.1				
	Units 1 & 2			
Street Setback:	Street Setback:			
Primary Street: 8.0 metres	Primary Street: 3.5 metres			
Communal Street (internal driveway): 1.0 metre	Communal Street (internal driveway): Nil			
<u>Upper Floors</u> Walls on upper floors setback from the primary street a minimum of 2.0 metres behind the ground floor building line below.	<u>Upper Floors</u> The upper floor stairwell walls would be setback 1.7 metres behind the ground floor building line to the primary street.			
Walls on upper floors to be setback from the communal street 1.5 metres behind each portion of the ground floor below.	The upper floor walls would have a nil setback behind the ground floor below to the communal street.			
Balconies Balconies on upper floors setback a minimum of 1.0 metre behind the ground floor building line below.	Balconies The upper floor balconies would have nil setback behind the ground floor building line below.			

	Lot Boundary Setba	cks/Boundary Walls		
Deemed-to-Comply Standard	1	Proposal		
R Codes Volume 1 Clause 5.	1.3			
Lot Boundary Walls Boundary walls are permitted to two lot boundaries.		Lot Boundary Walls Boundary walls would be built to three lot boundaries.		
Lot Boundary Setbacks		Lot Boundary Setbacks		
<i>North</i> Unit 1 1F Balcony: Unit 1 1F Kitchen – Bed 2: Unit 1 1F Bulk: Unit 5 1F Bulk:	2.5 metres 1.8 metres 2.3 metres 1.5 metres	<i>North</i> Unit 1 1F Balcony: Unit 1 1F Kitchen – Bed 2: Unit 1 1F Bulk: Unit 5 1F Bulk:	1.5 metres 1.5 metres 2.2 metres 1.1 metres	
<i>West</i> Unit 5 & Unit 6 1F Bulk:	4.4 metres	<i>West</i> Unit 5 & Unit 6 1F Bulk:	3.0 metres	
South Unit 2 1F Balcony: Unit 3 1F Bed 1 - Office: Unit 4 1F Bed 1 – Bed 3: Unit 6 1F Bulk:	2.8 metres 4.0 metres 3.1 metres 3.1 metres	South Unit 2 1F Balcony: Unit 3 1F Bed 1 - Office: Unit 4 1F Bed 1 – Bed 3: Unit 6 1F Bulk:	2.0 metres 3.0 metres 1.5 metres 1.1 metres	
	Street Walls	and Fences		
Deemed-to-Comply Standard	1	Proposal		
Built Form Policy Volume 1 (•		
Solid portions of fence within the primary street setback area to be a maximum height of 1.2 metres as measured from the footpath level.		A portion of fence within the primarea solid to a maximum height o		
	Outdoor Li	ving Areas		
Deemed-to-Comply Standard		Proposal		
 R Codes Volume 1 Clause 5.3.1 Each dwelling is to be provided with an outdoor living area to the following standards: Area of 16 square metres; Minimum dimension of 4 metres; Uncovered area of 10.7 square metres; and Not located within the street setback area. 		 Unit 1: Area of 15.5 square met dimension of 3.6 metres the street setback area. Unit 2: Area of 14.4 square met dimension of 3.6 metres the street setback area. Unit 3: Uncovered area of 9.3 s Unit 4: Uncovered area of 9.9 s Unit 5: Minimum dimension of 3 Unit 6: Minimum dimension of 3 	and located within tres, minimum and located within quare metres. quare metres. 3.6 metres.	
Landscaping (R Codes)				
Deemed-to-Comply Standard		Proposal		
R Codes Volume 1 Clause 5.	3.2			
Impervious Surfaces No more than 50% of the stree consist of impervious surfaces.		Impervious Surfaces 72.5 percent (76.8 square metre setback area consisting of hards		
<u>Tree Planting</u> A 2.0 metre by 2.0 metre tree planting area to be provided for each dwelling.		Tree Planting Unit 2: A 2.0 metre by 1.7 metre provided.	e tree planting area	

Car Parking				
Deemed-to-Comply Standard	Proposal			
R Codes Volume 1 Clause 5.3.3				
Six resident parking bays, being one bay p dwelling.	Five resident parking bays provided.			
Desi	gn of Car Parking Spaces			
Deemed-to-Comply Standard	Proposal			
R Codes Volume 1 Clause 5.3.4				
Visitor car parking bays are to be visible fr point of entry to the development and loca outside of any security barrier.				
	Vehicle Access			
Deemed-to-Comply Standard	Proposal			
R Codes Volume 1 Clause 5.3.5				
Driveways serving five or more dwellings a have a minimum width of 4.0 metres.	The driveway would have a minimum width of 3.0 metres.			
External I	ixtures, Utilities and Facilities			
Deemed-to-Comply Standard	Proposal			
R Codes Volume 1 Clause 5.4.4	· ·			
External Fixtures Meter boxes are to be not visible from the and surrounding properties, and integrated design of the building.				
Air conditioning fixtures are to be located a of the ground floor and at a maximum 1.8 above natural ground level.				
Utilities and FacilitiesEach dwelling is to be provided with a storfollowing standards:• Area of 4 square metres; and• Minimum dimension of 1.5 metres.	e to the Unit 1: Area of 1.9 square metres and minimum dimension of 1.1 metres. Unit 2: Area of 1.9 square metres and minimum dimension of 1.1 metres. Unit 6: Minimum dimension of 1.3 metres.			
Heri	tage Management Policy			
Acceptable Development Standard	Proposal			
Heritage Management Policy- Part 5 – Development Adjacent to Heritage Liste Properties	d			
A1.1 New development has an equivalent and/or is no less than that of the adheritage listed place.				
The adjacent heritage listed place is 8.6 metres from Smith Street.	setback The development would be setback 3.5 metres from Smith Street.			
A3.1 Side setbacks of new development those of the adjacent heritage listed				
The adjacent heritage listed place h minimum setback of 4.4 metres fror shared lot boundary.				

The above elements of the proposal do not meet the specified deemed-to-comply or acceptable development standards. These planning elements have been assessed against the design principles and local housing objectives, as well as performance criteria in the Comments section below.

CONSULTATION/ADVERTISING:

First Community Consultation Period

Community Consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 14 days between 14 March 2022 and 27 March 2022. The method of consultation included a notice on the City's website and 48 letters being sent to owners and occupiers of adjoining and adjacent properties in accordance with the City's Community and Stakeholder Engagement Policy, as shown in **Attachment 1**.

Two submissions were received at the conclusion of the consultation, with one in objection and one neither supporting nor objecting but providing comments.

The comments provided included support for the increase in density to the area as part of the proposal. They also included concerns which are summarised as follows:

- The reduced setback of Units 1 and 2 would negatively affect the character and amenity of the street, particularly the inability to sustain any significant canopy cover for the development.
- The loss of canopy cover will contribute to issues with urban heat island effect and biodiversity loss, and would result in reduced shade to the footpath.
- Reduced street setbacks and the resulting reduced canopy cover will set a damaging precedent, as a feature of the existing streetscape is the visual landscaping buffer between the dwellings and street.

Following the community consultation period, amended plans were received and the key changes made are summarised as follows:

- Units 1 and 2 redesigned with the layout of the upper floors 'flipped' to address Smith Street, and other modifications to the internal layouts of the dwellings to improve internal amenity.
- Increased upper floor setbacks behind the ground floor building line to Smith Street.
- Increased lot boundary setbacks for Units 1 and 2.
- Car parking area redesigned to improve vehicle manoeuvring and to reallocate two resident car parking bays to visitors.
- Additional landscaping provided for Unit 3.

Second Community Consultation Period

The amended plans were advertised for a period of 14 days between 2 December 2022 and 16 December 2022 in accordance with the City's Community and Stakeholder Engagement Policy.

Two submissions were received at the conclusion of consultation, with one in support and one in objection. The comments largely reiterated concerns raised in the first community consultation period.

The comments provided included support for the lot boundary setbacks and boundary walls proposed that do not meet the deemed-to-comply standards. They also included new concerns that were not previously raised which are summarised as follows:

- The retention of the existing verge trees.
- The location of trees adjacent to the car parking area and the inability for these to grow and facilitate canopy cover.
- The lack of deep soil provided for Unit 2 and the inability to support tree growth.
- The black metal cladding for the upper floors and roof would provide increased solar absorbance and contribute to the urban heat island effect of the development.

A summary of submissions received across both community consultation periods along with Administration's response is provided in **Attachment 6**. The applicant's response is provided in **Attachment 7**.

Following the second community consultation period, amended plans were submitted and the final development plans are included as **Attachment 2**. The changes made related to providing an increased setback to Smith Street and modifying the colours and materials in response to DRP comments.

In accordance with the City's Community and Stakeholder Engagement Policy, the final development plans were not readvertised due to the amendments presenting no greater departures to the deemed-to-comply standards than those previously advertised. Previous submitters have been notified of the changes made to the proposal following the second community consultation period.

Heritage Council of Western Australia (HCWA)

The application was referred to the HCWA for review and consideration in accordance with Section 73 of the *Heritage Act 2018* because the subject site is adjacent to a site included on the State Register of Heritage Places. The development plans together with the applicant's supporting information have been referred to the HCWA on multiple occasions as revisions have been made to them.

The Heritage Council support the proposal and provided the following comments:

- The new dwellings are two storey and located with a 3.5 metre setback from Smith Street. The building volume is set back from the boundary adjacent to the Church at ground level. The ridge height of the proposed development appears to sit below the height of the metal domes of the Church roof and bell tower.
- The Church is set well back from the street and has space either side to allow the form of the Church to be appreciated from the street front.
- The proposal does not affect any cultural heritage fabric and will not result in any adverse impacts on the significance of the Serbian Orthodox Church of St Sava.

Design Review Panel (DRP):

Referred to DRP: Yes

The proposal was presented to the City's DRP on two occasions and referred to the City's DRP Chairperson on three occasions all for comment as considered against the 10 principles of good design.

The table below provides a summary of the application's design review progress.

Design Review Progress Report					
Supported	Supported				
Pending further atte	ention				
Not supported					
No comment provid	led/Information	not provided			
·	DRP N	leeting	DRP Chairperson		
	DRP 1-	DRP 2-	DRP Chair 1-	DRP Chair 2-	DRP Chair 3-
	1 December	23 February	20 January	8 June 2023	20 June 2023
	2021	2021	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 – Amenity					
Principle 7 – Legibility					
Principle 8 – Safety					
Principle 9 – Community					
Principle 10 – Aesthetics					

The table below provides a summary of the outstanding DRP Chairperson comments in respect to their last referral response on the final development plans dated 20 June 2023, as well as Administration's response to these.

The development plans submitted with the application dated 20 January 2023 were also referred separately to the City's Heritage DRP Member for comment specifically on the relationship of the proposal development to the adjacent heritage listed Church. The DRP Member confirmed the following strengths of the proposal:

- The mass, scale and materiality of the proposal is generally in keeping with the character of the area; and
- The form has been sufficiently modulated to break up the overall massing of the development.

The DRP Member also provided comments for further consideration that are included in the table below, along with Administration's response.

Principle 1 – Context & Character			
DRP Chairperson Comments	Administration Response		
The upper level façade needs further refinement in relation to the proportion of the windows to timber cladding, and the protruding pop outs over the internal stair. Precedents have been provided to assist with this.	 The front elevation has been treated with light coloured rendered fibre cement on the ground floor, vertical timber cladding on the upper floor, articulated setbacks, large windows, and a portal frame feature over the upper floor balconies. This would appropriately distinguish the upper floor from the ground floor below, break up the impact of visual bulk, and would tie the development into the surrounding context. A condition of approval is recommended requiring a detailed schedule of colours and materials to be submitted and approved by the City in consultation with the DRP. This would allow further refinement of the finishes and design of the front elevation to Smith Street to occur in consultation with the DRP prior to a building permit being issued for the development. 		
Principle 1	0 – Aesthetics		
DRP Chairperson Comments	Administration Response		
• Further refinement of the ground floor and the upper floor including pergola to the street is required.	 Refer to Administration's response above for Principle 1. 		

	Relationship with Adjacent Heritage Listed Church				
Не	ritage DRP Member Comments	Administration Response			
•	The proposed built form protrudes further into the front set back than the existing built form which impacts on oblique views to the Church.	• In response the applicant provided updated plans increasing the set back of the ground floor from Smith Street by 0.5 metres. This would improve the ability for oblique views to be provided to the adjacent Church. This is shown in the final development plans included as Attachment 2 .			
		As per the HCWA comments supporting the proposal, the building volume is set back from the boundary adjacent to the Church at ground level. The Church is also set well back from the street and has space either side to allow the form of the Church to be appreciated from the street front.			
•	The materiality of the boundary fencing facing the Church remains unclear and suggest open fencing to assist in providing views to the landscaping around the Church.	• Side boundary fencing to the adjacent Church is not subject to this development application. This is an existing colourbond fence. Any modifications to the existing colourbond fence would be a civil matter between the two adjoining landowners, and outside the scope of this application.			
•	The materiality of elevations remains undefined and open to interpretation.	• In response the applicant provided updated plans demonstrating the colours and materials of the elevations of the development. This is shown in the final development plans included as Attachment 2 .			
•	Query the need for the covered driveway. This structure could be removed and offer clearer views through to the Church.	• The driveway along the southern side of the development is uncovered, with only a single supporting beam provided at the front. This would ensure that views are still available through to the Church either side of this supporting beam.			
•	Query whether the existing property on the lot had a heritage assessment, as the City could require a heritage assessment be provided.	• The existing dwelling at No. 33 Smith Street was demolished in January 2022 and the lot is a vacant cleared site. A heritage assessment cannot be completed.			

The applicant did not make any further amendments to the development plans following the final DRP Chairperson referral on 20 June 2023.

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;
- Community and Stakeholder Engagement Policy;
- Policy No. 7.1.1 Built Form Policy.
- Policy No. 7.6.1 Heritage Management Development Guidelines for Heritage and Adjacent Properties.

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.

The matters for consideration relevant to this application relate to the compatibility of the development within its setting, amenity and character of the locality, consistency with planning policies, comments received during community consultation and advice from the DRP.

Local Planning Scheme No. 2

The objectives of the Residential Zone under LPS2 are a relevant consideration for the application. These objectives are:

- To provide for a range of housing and a choice of residential densities to meet the needs of the community;
- To facilitate and encourage high quality design, built form and streetscapes throughout residential areas;
- To provide for a range of non-residential uses, which are compatible with and complementary to residential development;
- To promote and encourage design that incorporates sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and recycling;
- To enhance the amenity and character of the residential neighbourhood by encouraging the retention of existing housing stock and ensuring new development is compatible within these established areas;
- To manage residential development in a way that recognises the needs of innovative design and contemporary lifestyles; and
- To ensure the provision of a wide range of different types of residential accommodation, including affordable, social and special needs, to meet the diverse needs of the community.

State Planning Policy 7.3 – Residential Design Codes Volume 1 2023

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.

Where discretion is sought, 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.

This is because the delegation does not extend to proposals for more than three grouped dwellings that do not meet the deemed-to-comply standards in relation to car parking in the R Codes.

The application proposes six grouped dwellings and does not meet the deemed-to-comply residential car parking standards of the R Codes, with a one bay shortfall to the deemed-to-comply standard for resident car parking proposed.

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 City's Policy No. 7.1.1 – Built Form. 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.

PUBLIC HEALTH IMPLICATIONS:

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

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial 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 proposal's scale, mass and form is appropriate for a high density R80 coded site that has a three storey height standard under the Built Form Policy, with existing grouped and multiple dwellings in the streetscape with existing building forms reflective of a high density residential setting.
- The proposed building setbacks from the street are appropriate in considering the existing streetscape and the adjoining heritage listed Church. The streetscape setting is varied and interrupted on the western side of Smith Street where the subject site is located. The street setbacks ranges from nil for a single storey residential development, to 8.6 metres setback to the 12 storey Stirling Towers flats, to 22 metres for a two storey multiple dwelling development.

- The proposed development would provide for a desirable streetscape presentation and interaction from dwelling frontages and would contribute landscaping within the street setback area, with car parking areas sleeved behind the buildings. The predominant existing streetscape is characterised with car parking areas to front setback areas along with landscaping areas, and substantial portions of blank facades for apartments and strata units.
- The proposed setbacks from the lot boundaries would not unduly impact on the amenity of the adjoining properties. This is because the development provides suitable articulation and openings to reduce the impact of building bulk.
- The shortfall of one resident car parking bay is acceptable as the subject site is well located and access to alternative active transport options.

Street Setback

The proposed street setbacks would satisfy the <u>Design Principles</u> of the R Codes, the <u>Local Housing</u> <u>Objectives</u> of the Built Form Policy and the Performance Criteria and Objectives of the Heritage Management Policy for the following reasons:

- <u>Established Streetscape:</u> The surrounding area is varied and does not include recent or new developments.
 - The western side of the Smith Street streetscape between Broome Street and Lincoln Street is inconsistent in terms of setbacks, development scale, style and form. The existing streetscape includes:
 - The single storey residential development located on the corner of Smith and Lincoln Streets has a 1.5 metre dwelling setback and nil single garage setback to Smith Street.
 - No. 31 Smith Street is the heritage listed Serbian Orthodox Church of St. Sava that is setback 8.6 metres from Smith Street with hardstand and landscaping within this front setback area.
 - No. 37 Smith Street is a two storey multiple dwelling development constructed in the early 1970s. The development is setback 22 metres from Smith Street and is screened by carports in the front setback area and mature landscaping.
 - Nos. 41, 43 and 47 Smith Street are single storey retained character dwellings which are raised above natural ground level. The dwellings are setback between 8.2 metres and 11.4 metres from the street and are the predominate examples of character dwellings in this section of Smith Street.
 - Nos. 49-67 Smith Street is a 12 storey Stirling Towers block of flats which was built in the early 1970s. The development is setback 8.0 metres from Smith Street and presents a monolithic built form. The site is intended to be redeveloped in the future.
 - Nos. 69 and 73 Smith Street are single storey retained character dwellings with 1.8 metre and nil setbacks, respectively, provided from Smith Street to the buildings.
 - The eastern side of Smith Street predominantly comprises three to four storey grouped and multiple dwelling developments constructed in the 1980s, with limited articulation and openings to the Smith Street frontage. There are limited examples of contemporary development within the streetscape immediately surrounding the subject site.
- <u>Streetscape Setting</u>: The existing surrounding streetscape comprises varied setbacks and development styles. This means there is not a consistent established streetscape character. The streetscape is also dominated by vehicle parking and hardstand areas in the street setback area. The proposal provides a reduced setback to reduce the impact of vehicle parking on the streetscape, with the communal car parking area proposed to be located behind built form and underneath the building to screen it from view from Smith Street.
- Reducing the Impacts of Building Bulk:
 - <u>Articulation of Smith Street Frontage:</u> The proposed development provides an articulated frontage to Smith Street with the building on the ground floor proposed to be 7.9 metres wide. This represents less than 60 percent of the lot frontage. The remainder of the lot frontage at ground level would be provided as common property vehicle access way and pedestrian path, that are open in nature.
 - <u>Upper Floor Setback:</u> The upper floors of the development would be clearly distinguished from the ground floor through articulation on each floor and varying material finishes. Excluding the stairwell walls, the main upper floor walls of Units 1 and 2 would be setback 3.6 metres behind the ground floor building line to Smith Street.

- <u>Building Treatment:</u> The ground floor of the Smith Street elevation would be finished in painted rendered fibre cement panelling, with the upper floor finished in vertical timber cladding. The upper floor and stairwell walls provide for large windows facing Smith Street. The use of varying colours and materials, the inclusion of major openings to each level and the central stairwell design element would provide articulation to Smith Street to reduce the impact of building bulk.
- <u>Landscaping to Street Setback Area:</u> The street setback area would provide 17.5 square metres of deep soil area for Units 1 and 2, including two trees and lower-level plantings. Two existing mature verge trees that are central to the site's street frontage would be retained. This landscaping outcome would also assist in reducing building bulk to the street.
- <u>Definable Entry Point:</u> The entry points to Units 1 and 2 would be clearly visible and directly accessible from Smith Street. The portal 'arbor' frame over the side pedestrian path provides legibility to the entry for the rear dwellings.
- <u>Surveillance and Interaction</u>: The proposed dwellings provide windows to habitable rooms across the façade of Units 1 and 2 facing the street at both the ground and upper floor levels. With the proposed visually permeable fencing proposed, these windows enhance active and passive surveillance opportunities to both Smith Street as well as the communal driveway.
- <u>Communal Driveway:</u> Units 1 and 2 are unable to meet the deemed-to-comply setback standards to the communal street under the R Codes due to the site planning that provides for a sleeved car parking arrangement away from the street. Units 1 and 2 include portions of the dwellings that are located above the communal car parking area and driveway which are assessed as a communal street. The development does allow for on-ground landscaping opportunities in the street setback area adjacent to the communal street entry point, while further plantings and landscaping area are provided adjacent to the car parking bays. The driveway width has also been minimised to 3 metres to reduce the amount of hardstand area, while still allowing adequate areas for vehicles to pass one another on the site.
- <u>Relationship to Adjacent Church:</u> The 3.5 metre street setback of the proposed development would not
 impact the visual prominence and significance of the heritage listed Church on the adjoining property
 that has a 8.6 metre street setback. The HCWA noted the Church is well set back from the street and
 provides sufficient side setbacks to allow the form of the Church to be appreciated from Smith Street.
 The proposed development would not have an unacceptable impact on existing oblique views and
 vistas to the principal façade of the adjoining heritage listed place, with the streetscape form of the
 development being sufficiently modulated to break up its overall massing, as noted by the City's DRP
 Member with heritage conservation expertise.
- <u>Design Review Panel</u>: The DRP Chair was satisfied that the modifications made throughout the application process, including 'flipping' the design of the internal layout of the uppers floors to address Smith Street, and increasing the street setbacks of the ground floor and of the upper floor behind the ground floor demonstrated that the development would be appropriately set back from Smith Street. The DRP Chair noted that the front elevation to Smith Street needs further refinement in relation to the design and finishes to obtain support for the principles relating to 'Context & Character' and 'Aesthetics'. A condition of approval is recommended requiring a detailed schedule of colours and materials to be submitted prior to the issue of a building permit for the development. This would allow for further refinement of the front elevation to occur in consultation with the DRP to address their comments.

Lot Boundary Setbacks and Boundary Walls

The proposed lot boundary setbacks and boundary walls would satisfy the <u>Design Principles</u> of the R Codes, the <u>Local Housing Objectives</u> of the Built Form Policy and the Performance Criteria and Objectives of the Heritage Management Policy for the following reasons:

- <u>Building Bulk:</u> The proposed development incorporates design features that assist in mitigating the impact of building bulk and scale to the adjoining properties. These include:
 - <u>Upper Floor Treatment</u>: Portions of the second floor would be clad in metal cladding panels which would tie in with the roof cladding and would contrast with the rendered fibre cement panel finish of the ground floor.
 - <u>Varying Wall Setbacks</u>: All elevations of the development would include varying wall setbacks and a number of openings which would provide visual interest to adjoining properties and reduce solid blank walls.
 - <u>Building Separation</u>: Units 1 and 2 would be physically separated by a minimum of 2.5 metres from Units 3 and 4. Units 3 and 4 would also be physically separated by a minimum of 2.5 metres from Units 5 and 6. With landscaping proposed in these areas, this would provide visual relief to the north and south elevations and break up the massing of the development.

- <u>Visual Privacy</u>: The proposed lot boundary setbacks would not result in adverse overlooking impacts on the adjoining properties, as the development satisfies the visual privacy deemed-to-comply standards of the R Codes.
- <u>Access to Sunlight and Ventilation</u>: Adequate setbacks to buildings on adjoining properties are provided to ensure access to sunlight and ventilation, as well as ventilation within the site through building separation between the sets of dwellings. The residential buildings on adjoining properties at No. 37 Smith Street to the north and No. 326 Stirling Street to the west are setback a minimum of 3.0 metres from the respective lot boundaries to the subject site. The Church at No. 31 Smith Street to the south is setback between 4.4 metres and 9.0 metres from the lot boundary to the subject site.
- <u>Boundary Walls:</u> An additional boundary wall is proposed to the western boundary, which is associated with the store of Unit 6 and has a length of 1.4 metres. The limited extent of this boundary wall ensures that there would be minimal impact on the adjoining property, whilst allowing for a more functional and regular sized outdoor living area to be provided at the rear of Unit 6.
- <u>Relationship to Church on the Adjoining Property:</u> The proposed development would provide setbacks of nil to 4.0 metres on the ground floor and 1.1 metres to 3.0 metres on the upper floor to the adjoining Church to the south. These setbacks to the southern lot boundary are staggered to provide greater setbacks towards Smith Street. This is to ensure the visual prominence and significance of the heritage listed Church is maintained from the street. This is supported by the comments from the HCWA that noted the building volume is setback from the boundaries adjacent to the Church at ground level sufficiently to allow the form of the Church to be appreciated from the street. The setbacks and scale of the proposed development are respectful of the adjacent Church, with the HCWA noting that the ridge height of the proposed development sits lower than the height of the metal domes of the Church roof and bell tower. The southern elevation of the proposed development is also articulated with varied setbacks and colours and materiality, as well as balconies and major openings incorporated which would provide interaction with the Church. The City's DRP Member with heritage conservations expertise noted that the scale and materiality of the proposal is consistent with the character of the area.
- <u>Design Review Panel</u>: The DRP Chair supported the proposal in relation to built form and scale, and was satisfied that the modifications made throughout the application process demonstrated that the built form and scale of the development would be sufficiently mitigated. This included increased lot boundary setbacks, particularly to the Church, and providing details on the colours and materials of the side elevations.

Landscaping

In addition to the deemed-to-comply standards of the R Codes, the application has also been assessed against the landscaping provisions of the Built Form Policy. The deemed-to-comply landscaping standards set out in the Built Form Policy have not yet been approved by the Western Australian Planning Commission. 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 Built Form Policy deemed-to-comply standards are for 12 percent of the site area to be provided as deep soil areas and 30 percent of the site area to be provided as canopy coverage at maturity. The proposed development would provide 11.9 percent of the site area as deep soil areas, equivalent to 95.8 square metres (Units 1 and 2 provided with 9.7 percent and 4.6 percent of their individual site areas as deep soil areas respectively). The development would provide 17.5 percent of the site area as canopy coverage at maturity, equivalent to 141.0 square metres.

The proposed landscaping 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:

- <u>Streetscape Planting</u>: The landscaping provided to Units 1 and 2, including the provision of two trees, would soften the appearance of the proposed development and assist with reducing the overall impact of building bulk and scale when viewed from Smith Street. 23.9 square metres of soft landscaping area would be provided between the front of the dwellings and the street boundary, equivalent to 51.2 percent of this setback area.
- <u>Location of Planting</u>: The landscaping provided would be located in close proximity to the outdoor living areas of the dwellings and provide improved amenity for future residents. The landscaping for Units 3 to 6 would also be located adjacent to the lot boundaries and would assist with reducing the impact of the development on adjoining properties.
- <u>Tree Planting Area Dimensions:</u> A tree planting area with a minimum 2.0 metre by 2.0 metre dimension would be provided for all dwellings except Unit 2. These large, consolidated areas of deep soil areas would ensure there is adequate space provide to support trees to reach their maximum canopy spread.

Unit 2 is provided with a tree planting area with dimensions of 2.0 metres and 1.7 metres, ensuring its overall area is sufficient to accommodate maximum canopy coverage at maturity.

- <u>On-Structure Landscaping</u>: On-structure landscaping is provided within planter boxes on the upper floor balconies of Units 1 and 2 that would introduce small shrubs and plantings cascade from the balcony. This would assist in softening the appearance of the building façade to the street and adjoining properties, while providing additional landscaping amenity to the spaces for residents.
- <u>Permeable Paving</u>: Permeable paving would be provided for approximately 19.9 square metres of the pedestrian path area. This would assist in water infiltration and to support the trees to be planted adjacent to the car parking area.
- <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. A total of 17 trees would be provided across the site of varying species and sizes. This would provide landscaping amenity for residents and would make an effective contribution to the City's green canopy to assist in reducing the impact of the urban heat island effect.
- <u>Verge Trees</u>: Two existing mature street trees are located in the verge adjacent to the subject site which would assist with softening the appearance of the development as viewed from the street. The City's Parks Team has confirmed that no additional verge trees could be provided in addition to these two existing trees, as they would be planted too close to one another and interfere with the growth of each other.

Street Walls and Fences

The proposed street walls and fences would satisfy the <u>Design Principles</u> of the R Codes and <u>Local Housing</u> <u>Objectives</u> of the Built Form Policy for the following reasons:

- <u>Purpose of Fence:</u> The portion of fence that is to be solid to a height of 1.7 metres is to allow space for letterboxes to be provided for the proposed dwellings. This solid portion of fence to a height of 1.7 metres is limited to a length of 0.7 metres of the street frontage.
- <u>Low Height of Remainder of Fence:</u> The fence to Smith Street would be predominantly visually permeable, with a maximum solid wall height of 0.7 metres and visually permeable infill above. This would ensure the open character of the streetscape would be maintained and the fence would contribute to establishing a visual relationship between the private and public domain.
- <u>Consistency with Dwelling</u>: The fence style would be consistent with that of the proposed dwellings, incorporating a light rendered masonry finish and dark infill slats above.

Outdoor Living Areas

The proposed outdoor living areas would satisfy the <u>Design Principles</u> of the R Codes for the following reasons:

- <u>Location and Size:</u> All outdoor living areas would be accessed directly from the primary living space of the dwelling and would be of sufficient size to be functional and useable. Units 1 and 2 would also provide an external private open space (balconies) for the occupants that would be uncovered and open to direct northern sunlight.
- <u>Landscaping:</u> The outdoor living areas would provide sufficient uncovered area to allow on-structure planting areas or deep soil areas and trees. The incorporation of landscaping would increase the amenity of these spaces for future residents.
- <u>Street Interface</u>: The location of the outdoor living areas of Unit 1 and 2 on balconies facing Smith Street would facilitate surveillance between the dwelling and the street, whilst enabling privacy in being grade separated.
- <u>Access to Supplementary Outdoor Areas:</u> Units 1 and 2 would have access to other outdoor areas in addition to the primary outdoor living area. This includes the front garden area at ground level and a smaller balcony at the rear of the first floor of each dwelling, with both being accessible and functional outdoor spaces.

Car Parking, Design of Car Parking Spaces and Vehicle Access

The proposed car parking, design of car parking spaces and vehicle access would satisfy the <u>Design</u> <u>Principles</u> of the R Codes for the following reasons:

- <u>Resident Parking and Alternative Transport Options:</u> The R Codes design principles states that adequate car parking, including for residents, is to be provided on-site in accordance with the projected need. This includes having regard to the proximity of the development to public transport and other facilities. Nearby train and bus routes that are within walking distance of the subject site provide a practical alternate means of public transport for residents that would support a reduction in one resident parking bay for the proposed development and less of a reliance on private vehicle ownership. The subject site is located approximately 200 metres from Beaufort Street and 320 metres from Lord Street which are both high frequency bus routes and within the walkable catchment. It is also located approximately 650 metres from the East Perth Train Station which is a high frequency train route, also within the walkable catchment from the site.
- <u>Availability of Off-Site Car Parking</u>: The R Codes design principles for the provision of car parking requires the consideration of the availability of off-site car parking. A desktop analysis and parking data indicates that there is capacity in on-street parking in the immediate area:
 - Within the immediate vicinity of the subject site there are a total of 42 on-street parking bays located Smith Street between Broome and Lincoln Streets. Of these:
 - There are 24 car bays along the western side of Smith Street, with no time restrictions and no fee payable; and
 - There are 18 car bays along the eastern side of Smith Street, with two-hour restrictions between 8:00am and 5:30pm from Monday to Friday and no fee payable.
 - There are 112 on-street car bays located along Smith Street, located within 340 metres of the subject site. These range from unrestricted, two-hour and three-hour restricted bays. A review of the City's parking data undertaken in November and December 2018 shows that the occupancy of these on-street car bays averaged 47 percent on weekdays with a peak of 60 percent in the morning, and averaged 35 percent on the weekend with a peak of 45 percent in the evening.
- <u>Visitor Parking</u>: The development would provide for the two on-site visitor car parking bays located within the communal car parking area, in accordance with the R Codes deemed-to-comply standards. The provision of the visitor car bays in accordance with the deemed-to-comply standard would ensure that car parking demand for visitors is adequately catered for and the reliance on existing on-street car parking bays.
- Accessibility of Visitor Parking Bays: The visitor car bays are proposed to be provided behind an automatic gate due to their co-location on-site with residential car bays and the need to provide security for future residents of the development. Future residents would be able to allow visitors through the automatic gate, while a condition of approval is recommended that would require the bays to be suitably sign posted to ensure visitors are aware where they are located. The location of the visitor bays in the communal car parking area, behind and underneath the front two dwellings, will also reduce the visual impact of vehicle parking on a streetscape that is currently dominated by visitor parking in the street setback areas. The reduced width of the driveway for the portion closest to Smith Street has been reviewed by the City's Engineering team who are satisfied that it would provide safe and functional vehicle access. This width would also allow for the provision of landscaping on either side of the driveway to reduce the extent of hardstand areas and improve the appearance to Smith Street.
- <u>Bicycle Parking:</u> The proposed development provides four bicycle racks adjacent to the car parking area of the site for the use of future occupants and their visitors, supporting the use of alternate transport methods.
- <u>Parking Permits</u>: An advice note is recommended for inclusion to advise that in accordance with the City's Parking Permits Policy, the City will not issue residential parking permits to residents of this development.

It is noted that the Medium Density Code will come into effect on 1 September 2023 as part of the updated R Codes. The Medium Density Code would be applicable to the subject site and the deemed-to-comply standard for resident car parking bays for the proposed development would be four bays. The proposal would exceed this by providing five bays. This is because the Medium Density Code does not require a car parking bay to be provided for dwellings that are two-bedrooms or less for sites within walkable catchments to train station or high frequency bus stop, with the proposed development comprising of two two-bedroom dwellings and four three-bedroom dwellings.

External Fixtures, Utilities and Facilities

The proposed external fixtures, utilities and facilities 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:

- <u>Visibility of Meter Boxes</u>: The meter box location is proposed to be in front of the security gate to allow access to it while maintaining security for the dwellings. The visibility of the meter boxes from the street would be reduced as they would be adjacent to the existing 1.8 metre high dividing fence on the lot boundary and proposed landscaping. A condition of approval is recommended to require the meter boxes to be painted in the same colour as the wall behind them to minimise their visual prominence.
- <u>Air Conditioning Units:</u> The air conditioning units are proposed to be located on the upper floor balconies of Units 1 and 2. The air conditioning units would be visually obscured by the proposed solid balustrading and privacy screening on the front and rear balconies respectively, ensuring that they do not adversely impact the street or adjoining properties.
- <u>Stores:</u> The stores provided for Units 1, 2 and 6 would be conveniently located for future residents, not visible from the street and integrated into the design of the development. The store for Unit 6 is of sufficient area to allow functional use by future residents, while Units 1 and 2 would have space available in the ground floor entry areas that could be used for additional storage if this is required by future residents.

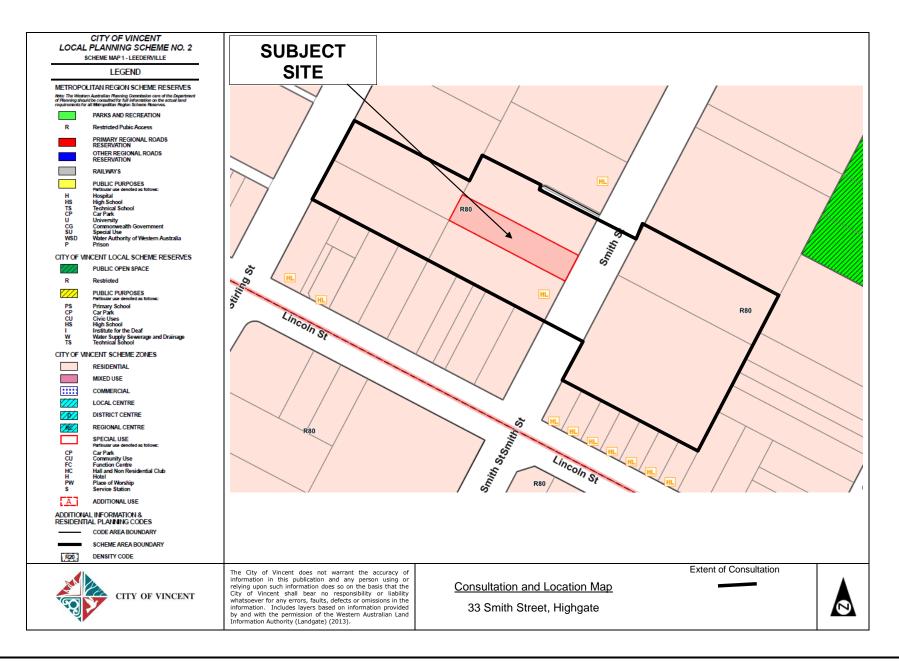
Environmentally Sustainable Design

Clause 5.11 of the Built Form Policy relating to environmentally sustainable design (ESD) sets out <u>Local</u> <u>Housing Objectives</u> to be achieved and does not prescribe deemed-to-comply standards. The Built Form Policy ESD standards have not been approved by the WAPC and in the assessment of the application is given regard only which means that it does not have the same weight as other policy provisions.

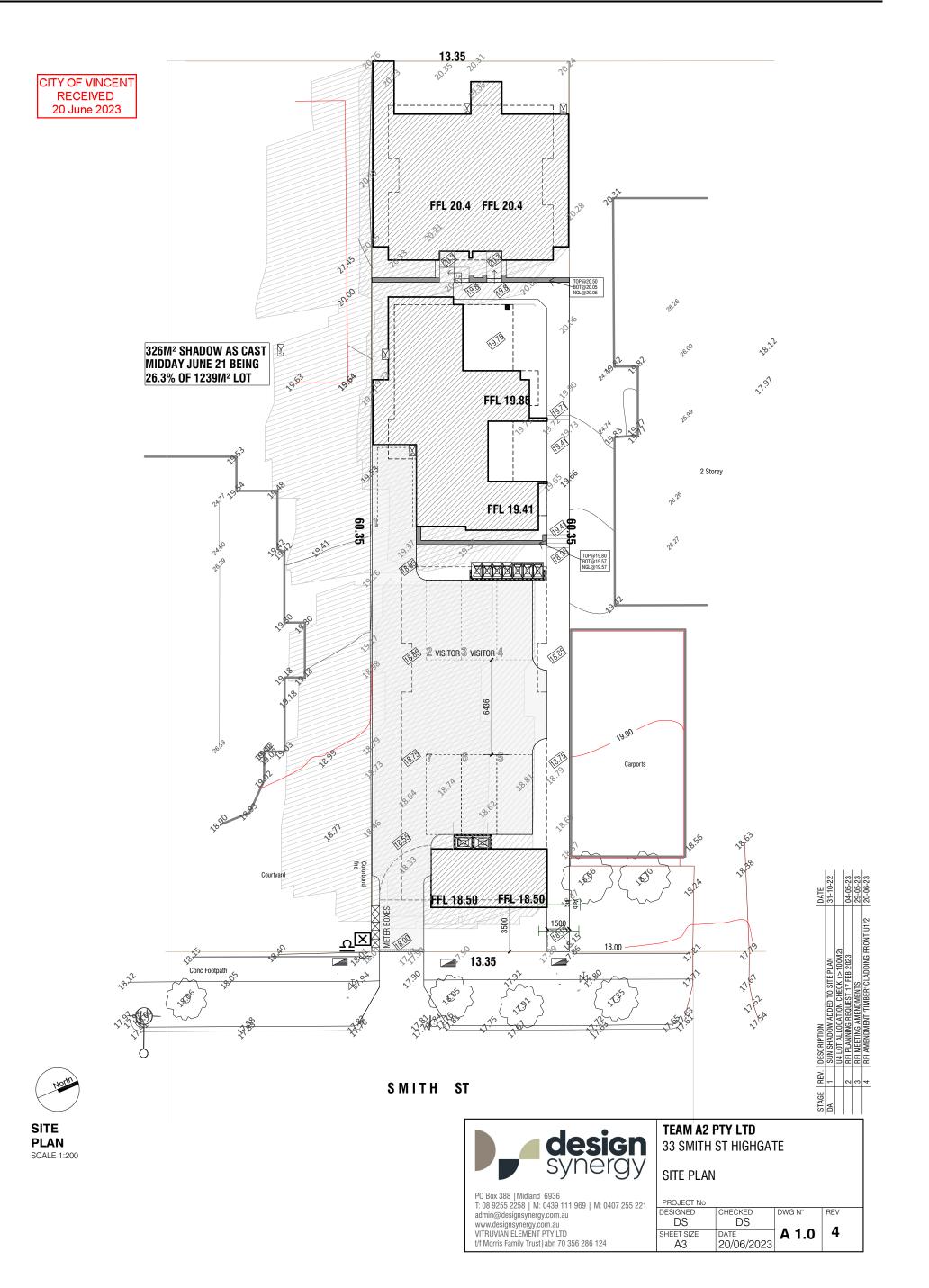
The applicant has submitted a Life Cycle Assessment report which is included in **Attachment 5**. The report and development plans identify the following built form and site planning measures that would be implemented to satisfy the local housing objectives of the Built Form Policy:

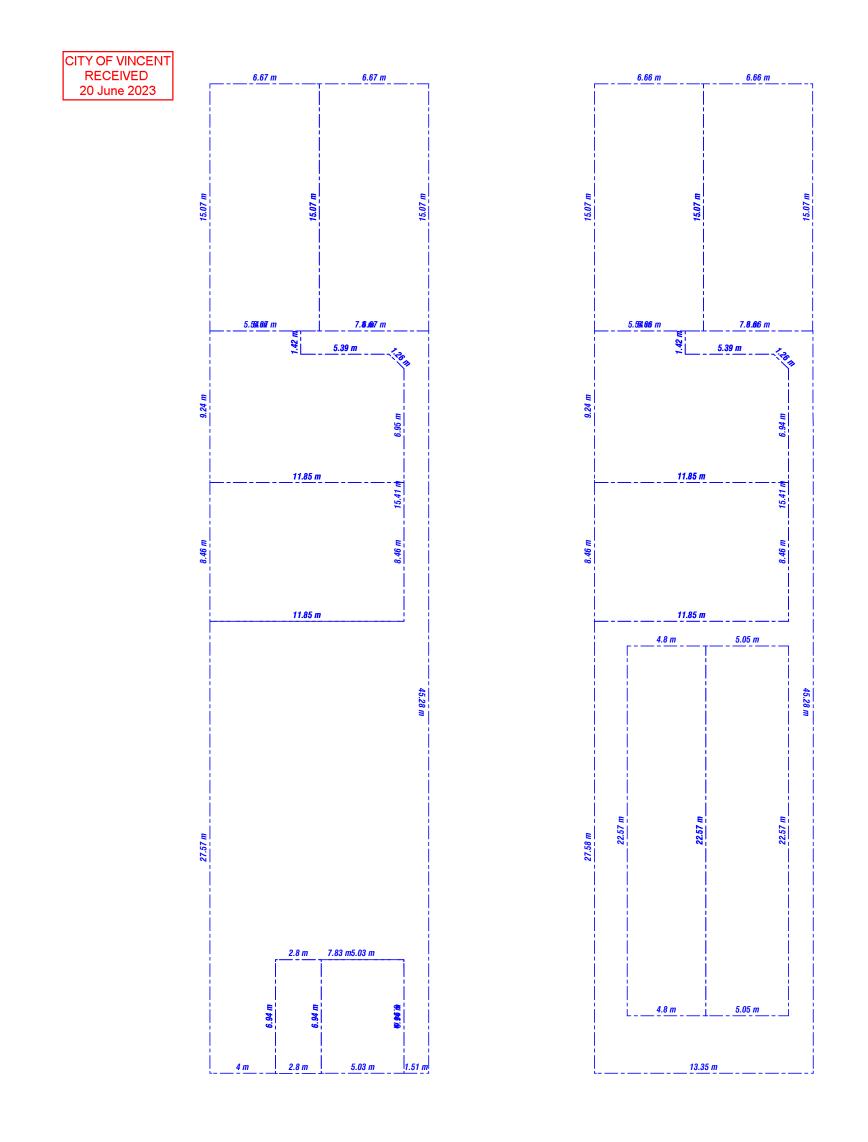
- Net fresh water use and global warming potential savings that would meet or exceed the standards in the Built Form Policy.
- A predominantly light-weight timber frame construction technique will be employed.
- Operable windows provided across the development to facilitate cross-ventilation.
- North-facing habitable rooms and outdoor living areas provided where possible, and the incorporation of building overhangs for passive shading.
- Use of water wise plants where appropriate in the landscaping plan with lawns minimised.
- Areas of permeable paving for the shared pedestrian access path to increase stormwater infiltration.

Administration has reviewed the proposal against the Built Form Policy local housing objectives and is satisfied that the development has adequately incorporated environmentally sustainable design features.



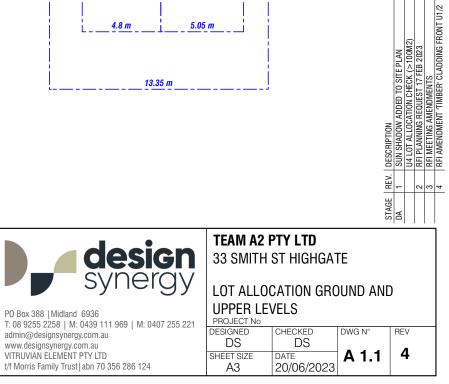








Lot Allocation Ground SCALE 1:200



DATE 31-10-22 04-05-23 29-05-23 20-06-23

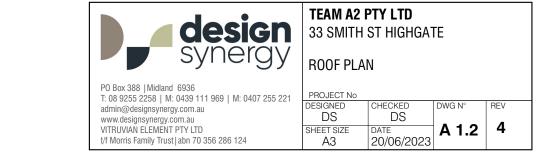














PROJECT

6 UNIT X 2 LEVEL DEVELOPMENT **DEVELOPMENT APPLICATION - RESUBMISSION OF AMENDED** PLANS.

RECEIVED

20 June 2023

MG

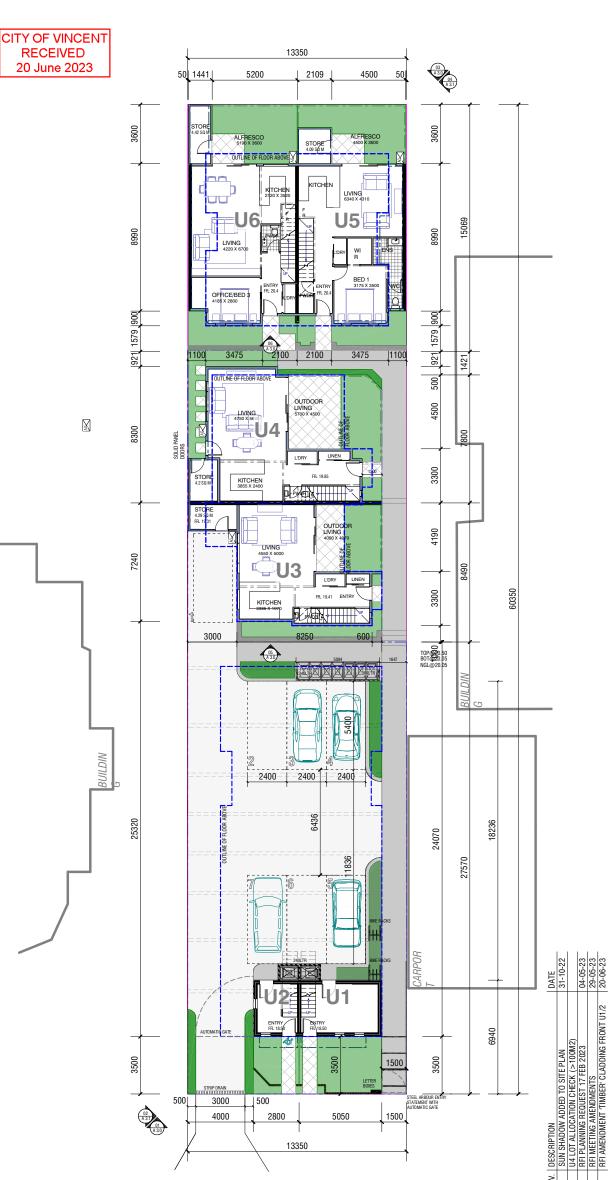
REFERENCES ARE MADE TO PREVIOUS DOCUMENTS AND LODGEMENTS (LODGEMENT DATE- 17-12-21)

FEATURE SURVEY (DB SURVEYS) FS980-01 LANDSCAPE PLANS (KELSIE DAVIES) 0180 PG 101,102 REV C

NOTE LANDSCAPE GREEN ZONES SHOWN ON THIS PLAN SET ARE INDICATIVE ONLY AND MAY REQUIRE AMENDING TO SUIT THE LOCAL PLANNING POLICIES

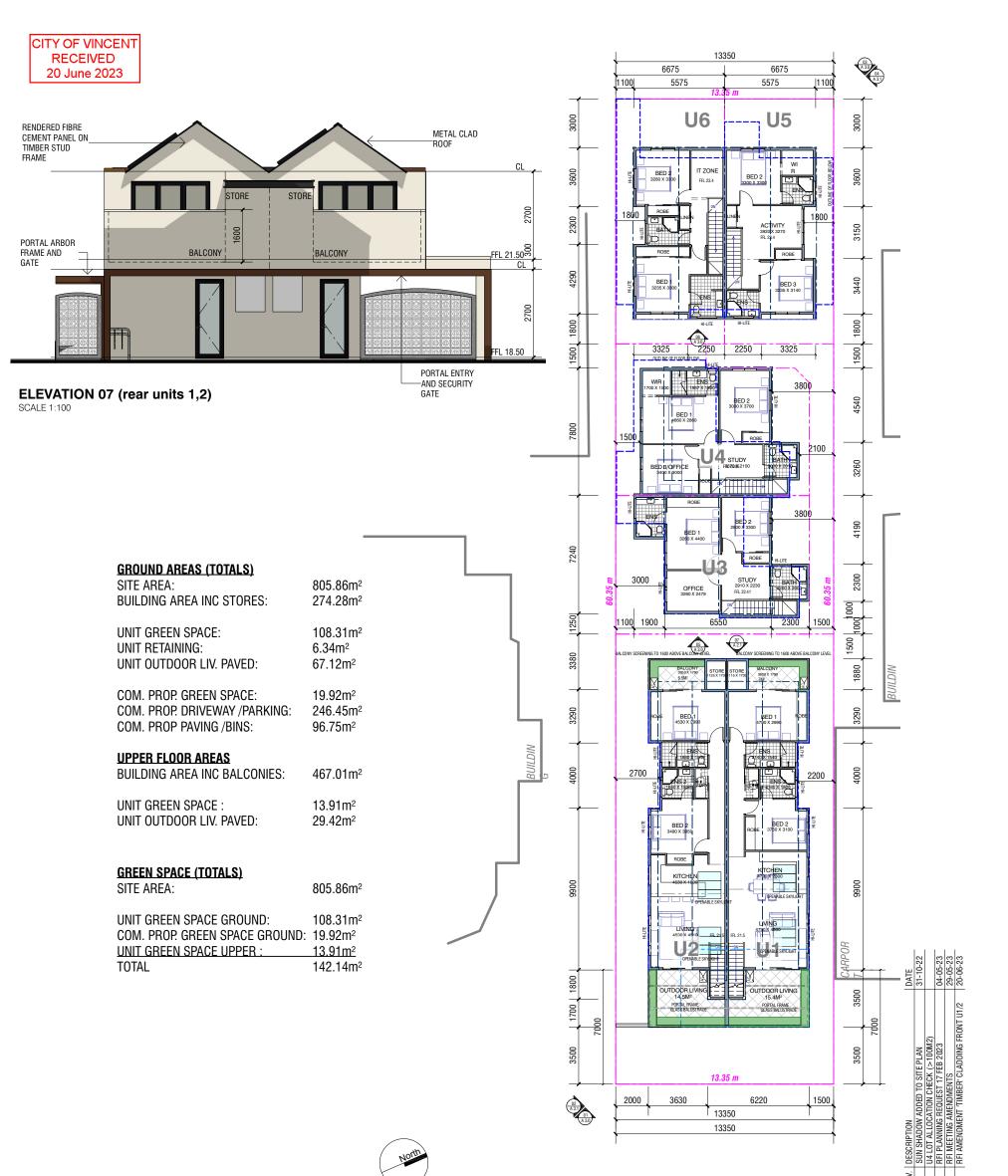
PAGE.	DWG N.	TITLE
1	A 1.1	LOT ALLOCATION GROUND AND UPPER LEVELS
2	A 1 2	ROOF PLAN
3	A 1.2 A 2.0	FLOOR PLAN - GROUND FLOOR
	A 2.1	FLOOR PLAN - UPPER FLOOR
4 5	A 3.0	ELEVATIONS 01,03,05,06
6	A 3.1	ELEVATIONS 02,04

GROUND AREAS (TOTALS) SITE AREA: BUILDING AREA INC STORES:	805.86m ² 274.28m ²
Unit Green Space: Unit Retaining: Unit Outdoor Liv. Paved:	108.31m ² 6.34m ² 67.12m ²
Com. Prop. Green Space: Com. Prop. Driveway /Parking: Com. Prop Paving /Bins:	19.92m ² 246.45m ² 96.75m ²
UPPER FLOOR AREAS BUILDING AREA INC BALCONIES:	467.01m ²
UNIT GREEN SPACE : UNIT OUTDOOR LIV. PAVED:	13.91m ² 29.42m ²
GREEN SPACE (TOTALS) SITE AREA:	805.86m²
UNIT GREEN SPACE GROUND: Com. Prop. Green Space Ground: <u>UNIT Green Space Upper :</u> Total	









SCALE 1:200

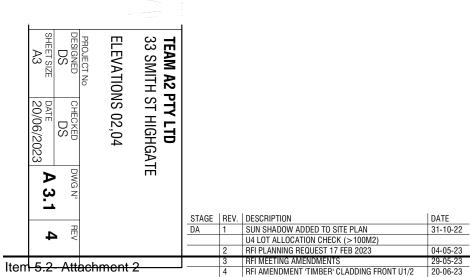






04-05-23 29-05-23 20-06-23





MEDIUM FEATURE TREE: 'TUCKEROO' MEDIUM FEATURE TREE: 'TUCKEROO' STRAPPY/MIXED PLANTING DIANELLA, GREY BOX LOW PLANTING: YAREENA, PURPLE FUSION SCREENING PLANTING: 'LILLY PILLY' HEDGE **U6 U5** <u>ا_</u> ,7 SMALL TREES TO ENTRY: 'LEMON' FEATURE TREE TO LIVING OUTLOOK: 'FLOWERING ALMOND' FEATURE TREE TO LIVING OUTLOOK: 'FLOWERING ALMOND' STRAPPY/MIXED PLANTING: DIANELLA, LIRIOPE INF OF FEATURE TREE TO LIVING OUTLOOK: CREPE MYRTLE SCREENING PLANTING: CITRUS TREE TO ENTRY LOW PLANTING WITH STEPPERS: <u>KIDNEY WEED, AJUGA</u> 'AUSSIE BOX' U4 CITRUS TREES: 'LEMON TREE' STRAPPY/MIXED PLANTING: DIANELLA, LIRIOPE LAYERED PLANTING TO COURTYARDS FEATURE TREE TO LIVING OUTLOOK: 'CREPE MYRTLE' **U3** STRAPPY/MIXED PLANTING: DIANELLA, LIRIOPE CASCADING PLANTING OVER RETAINING WALL: COUSIN ITS ر بی از ا LOW STRAPPY PLANTING TO CAR BAYS: DIANELLA, LOMANDRA BEBEE PERMEABLE PAVING AREA SELECTION TBC \equiv _ SMALL TREES TO CAR BAY PLANTING: LITTLE GHOST GUM AND WA RED FLOWERING GUM _____ PERMEABLE PAVING AREA SELECTION TBC LOW STRAPPY PLANTING TO CAR BAYS: DIANELLA, LOMANDRA イレレ モレ1 DECIDUOUS TREES TO EASTERN FACADE TO ALLOW WINTER MORNING SUN PENETRATION: 'CHINESE TALLOW' STRAPPY PLANTING TO FENCELINE: MOTHER IN LAWS TONGUES AND LOMANDRA LOW PLANTING: CORAL CARPET, PURPLE FUSION MIXED LOW PLANTING: LIRIOPE, DIANELLA, PURPLE FUSION, AGAVES

А	10.12.21	KD	KD	LANDSCAPE CONCEPT PLAN - GROUND FLOOR
В	14.12.21	KD	KD	UPDATED LANDSCAPE CONCEPT PLAN
С	18.12.21	KD	KD	ADDED PLANTING STRIP
D	28.10.22	AC	KD	REDESIGN TO NEW LAYOUT
E	04.06.23	KD	KD	REDESIGN TO NEW LAYOUT
88 2	A CONTRACT	A A		LEGEND TREES SELECTED MEDIUM TREES: 6m + CANOPY
4				SELECTED SMALL TREES: 5m CANOPY EG. RED FLOWERING GUM, LITTLE GHOST GUM
	The second se			SELECTED SMALL TREES: 4m CANOPY EG. FLOWERING ALMOND, CREPE MYRTLE
			A	SELECTED SMALL TREES: 3m CANOPY 7 EG. CITRUS SPECIES
			٨	FEATURE PLANTS
				SELECTED FEATURE PLANTING EG. AGAVES, ALOES, BIRDS OF PARADISE
				PLANTING
				VERGE PLANTING
				PLANTING TYPE 01 LOW GROUNDCOVER
				PLANTING TYPE 02 SHRUBS/HEDGE
				PLANTING TYPE 03 STRAPPY/MIXED
				PLANTING TYPE 04 CASCADING
				DEEP SOIL AREAS (DSA)

DWN APP DESCRIPTION

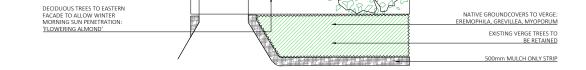
PLANTING PALETTE

REV DATE

Symbol	Species	Common Name	Quantities	Size
Trees:				
AGOfle	Agonis flexuosa 'Burgundy'	Burgundy Weeping Peppermint	As shown	100L
CITIat	Citrus latifolia	Dwarf Persian Lime	As shown	100L
CITIim	Citruslimon	Dwarf Eureka Lemon	As shown	100L
CORfic	Corymbia ficifolia (grafted)	WA Red Flowering Gum	As shown	100L
CUPana	Cupaniopsis anacardioides	Tuckeroo	As shown	200L
EUCfor	Eucalyptus forrestian a	Fushia Gum	As shown	100L
EUOvic	Eucalyptus victrix	Little Ghost Gum	As shown	100L
LAGind	Lagerstroemia indica	White Crepe Myrtle	As shown	100L
PRUdul	Prunus dulcis	Flowering Almond	As shown	100L
SAPseb	Sapium sebifera	Chinese Tallow	As shown	2001
Shrubsand	Groundcovers:			
ADEcun	Adenanthos cuneatus	Coral Carpet	2/m2	140mm
A.Urep	Ajuga reptan s	Bungle weed	3/m2	140mm
CASgla	Casuarina glauca	Cousin It	3/m2	140mm
DIAeme	Dianella tasmanica 'Emerald Arch'	Emerald Arch	3/m2	140mm
DIAbla	Dianella tasmanica 'Blaze'	Blaze	3/m2	140mm
DIArev	Dianella revoluta	Blue Flax Lily	3/m2	140mm
DICsil	Dichondra silver falls	Silver Falls	3/m2	140mm
ECHimb	Echeveria imbricata	Blue Rose	3/m2	140mm
GREgin	Grevillea 'Gin Gin Gem'	Gin Gin Gem	2/m2	140mm
HARwhi	Hardenbergia violaceae 'White Out'	White Native Wisteria	2/ lin.m	140mm
HEMpun	Hemiandra pungens	Snake Bush	2/m2	140mm
HIBsce	Hibbertia scandens	Snake Vine	2/m2	140mm
LAUnob	Lauris nobilis	Bay Tree	2/ lin.m	140mm
LEUbro	Leucophyta brownii	Silver Cushion Bush	3/m2	200mm
LOMtan	Lomandra 'Tanika'	Tanika	3/m2	140mm
OLEaxi	Olearia axillaris	Coastal Daisy	3/m2	200mm
PIMfer	Pimelea ferruginea	Rice Flower	3/m2	200mm
PITmis	Pittosporum tobira 'Miss Muffet'	Miss Muffet	2/ lin.m	200mm
M YOpar	Myoporum parvifolium 'Yareena'	Yareen a	2/m2	140mm
RHAori	Rhapiolepsis 'Oriental Pearl'	Dwarf Indian Hawthorn	2/ lin.m	200mm
SANtri	Sansevieria trifasciata laurentii	Mother-in-law's Tongue	3/m2	200mm
SCAhum	Scaevola humilis 'Purple Fusion'	Fan Flower	2/m2	140mm
SYZora	Syzigium australe 'Orange Twist'	Orange twist Lilly Pilly	2/ lin.m	200mm
TRAjas	Trachelospermum jasminoides	Star Jasmine	2/m2	140mm
VIBodo	Viburnum odoratissimum	Dense Fence	2/ lin.m	200mm
VIBtin	Viburnum tinus	Laurustinus	2/ lin.m	200mm
WESaus	Westringia 'Aussie Box'	Aussie Box	3/m2	140mm
WESgre	Westringia 'Grey Box'	Grey Box	3/m2	140mm
			1	
Feature Pla	nts:			
AGAatt	Agave attenuata	Foxtail	As shown	12L
ALOtop	Aloe hybrid	Topaz	As shown	12L
STRreg	Strelitzia reginea	Bird of Paradise	As shown	12L

LANDSCAPE AREA CALCULATIONS LANDSCAPE AREAS Level 01) = 146m2 (18% of site) DEEP SOIL AREAS (DSA) Ground Floor = 110m2 (13.6% of sit Ground Floor = 110m2 (13.6% of site) CANOPY COVER Proposed Medium Trees (6m canopy) x 3 = 85m Proposed Small Trees (5m canopy) x 5 = 63m2 Proposed Small Trees (3m canopy) x 5 = 63m2 Proposed Small Trees (3m canopy) x 4 = 28m2 Total Canopy Cover = 274m2 (34% of site)

REFER PAGE 102 FOR PLANTING NOTES AND PLANTING IMAGES

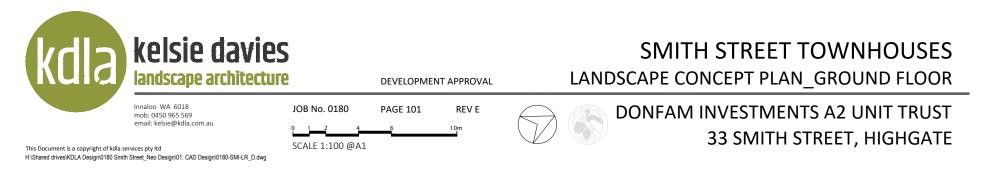


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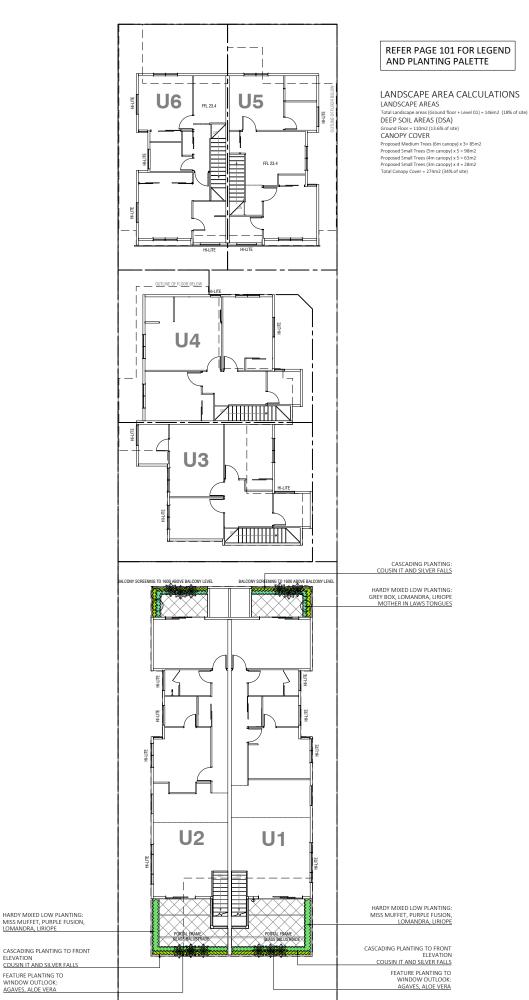
SCREENING PLANTING TO FENCELINE 'LILLY PILLY' HEDGE

MIXED STRAPPY PLANTING: LIRIOPE, DIANELLA

REV	DATE	DWN	APP	DESCRIPTION
А	10.12.21	KD	KD	LANDSCAPE CONCEPT PLAN - LEVEL 01
В	14.12.21	KD	KD	UPDATE LANDSCAPE CONCEPT PLAN
С	18.12.21	KD	KD	ADDED PLANTING STRIP
D	28.10.22	AC	KD	REDESIGN TO NEW LAYOUT
E	04.06.23	KD	KD	REDESIGN TO NEW LAYOUT

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PLANTING IMAGES



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DIArev	DIAbla	DIAeme		LOMtan	
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NOTES					

NOTES

1. GENERAL

1. I DRAINAGE FROM THE RAISED PLANTER AREAS AND POTS TO BE PROVIDED BY BUILDER 1.2 ALL SCALES ARE AS NOTED AND TO SUIT AI PAPER SIZE 1.3 THIS DRAWING MUST BE FRADIN CONJUNCTION WITH ALL RELEVANT SCHEDULES, REPORTS AND DRAWINGS AND PROJECT

1.3 THE DRAWING MED BE RADURE CONSISTENT AND A REPORT OF A REPORT

2. SOIL PREPARATION

2. SOIL PREPARATION
2.1 ALLAREAR ART DE FINE GRADED EVENLY TO CONFORM TO KERB LEVELS AND SURROUNDING FINISHES.
2.2 SURFACES SHALL BE FREE FROM DEPRESSIONS, IRREGULARITIES AND NOTICEABLE CHANGES IN GRADE. GENERALLY, GRADES SHALL DEVITE IN LEVEL NO GRATER THAN 200mm NO NE LIVERA NETRE.
2.3 PLANTED AREAS SHALL BE SPREAD WITH MIN. SOmm OF APPROVED STANDARD SOIL CONDITIONER THAT SHALL BE RIPPED INTO EDSITING SALED TA AMIL DEPINE OF 200mm.
2.4 RASED PLANTER AREAS AND POTS SHALL BE INSTALLED WITH APPROPRIATE DRAINAGE CELL, AGGREGATE AND GEOTEXTILE MANABRANE FILON Y SOIL

2.4 RAISED PLANTER ARES AND POTS SHALL BE INSTALLED WITH APPROPRIATE DRAINAGE CELL, AGGREGATE AND GEDTEXTI MEMBRANE BELOW SOLL. 2.5 FILLS IOL TO RAISED PLANTER AREAS AND POTS TO BE APPROVED LIGHTWEIGHT LANDSCAPE MIX. 2.5 PLANTING RAFS A OIL PROFILES TO BE PREPARED AS SPECIFIED AND REVIEWED BY SUPERINTENDENT BEFORE PLANTING AND CONNECTIVIC IBRIGATION. 2.7 ALL STER AND IMPORTED SOLLS, POTTING MIX, SOLL CONDITIONERS AND MULCHES TO BE IN ACCORDANCE TO RELEVANT AUSTRALLAN, STANDARDS.

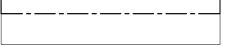
3.PLANTING

3.1 PLANTED AREAS SHALL BE MULCHED WITH AN ORGANIC MULCH UNLESS OTHERWISE STATED TO A MINIMUM DEPTH OF

3.1 PLANTED AREA SHALL BE MULCHED WITH AN ORGANIC MULCH UNLESS OTHERWISE STATED TO A MINIMUM DEPTH OP 70mm.
 3.2 ADVANCED TREES SHALL BE STAKED W/ SDA50mm DIA HARDWOOD POSTS. POSTS SHALL BE PAINTED BLACK AND INSTALLED 10 ANIM DEPTH OF SOMm. TREES SHALL BE SECURED TO POLES W/ RUBBER TIES IN FOGURE 8. 3.3 TREES PLANTED WITH IN JOOM OF BOUNDARY WALLS AND/OR PARAMICS AREAS SHALL BE INSTALLED WITHIN BOOMM DEPTH MYLEX ROOT BARRIES MEMBRANE. MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS. 3.4 REFER TO PURITING PAETE FOR SUGGESTE SOFCES. FINAL PLANTING RAFAS SHALL BE INSTALLED NOT THIN STATES 3.6 IN AREAS OF MORE DIVITING SUCCESS POSCIES TIRGE LYADING RAFAS SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS. 3.6 IN AREAS OF MORE DIVITING SUCCESS SOFCESS FINAL PLANTING NAMES EXCENSED THIN SUBARDING THE DIVISION OF A STATES 3.6 IN AREAS OF MARED PLANTING, SOCIES TO SUCCESS TO SUCCES TO SUCCESS TO SUCCESS TO SUCCESS TO SUCCESS TO SUCCESS TO SUCCESS TO SUCCES TO SUCCESS AND DUARTS AND SUCCESS AND PLANTS SHALL BE IN APPROPRIATE 3.6 SUCCESS AND EVALUATION. 3.9 SUCCESS AND EVALUATION. 3.9 SUCCESS TO SUCCESS TO SUCCESS AND PLANTS AT SOURCE OR BY PHOTOGRAPH PRIOR TO DEVIEWERY AND INSTALLATION. 4. IRRIGATION.

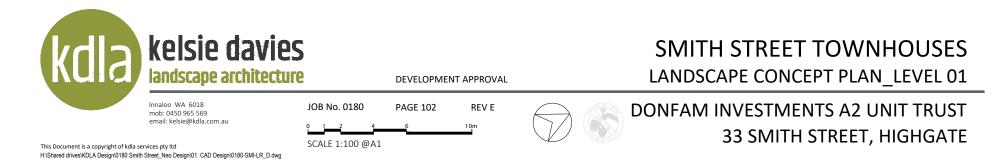
4. IRRIGATION

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 AL BUBBLERS; TORO FLOOD BUBBLERS OR SIMILAR.



4.8 ASCON DRAWINGS, MANUALS AND 12 MC CLIENT UPON PRACTICAL COMPLETION. 4.9 PLEASE REFER TO IRRIGATION DRAWING S VING SET FOR FINAL LAYOUT AND SCHEDULE (TO FUTURE DETAIL).





FEATURE PLANTING TO WINDOW OUTLOOK AGAVES, ALOE VERA



Item 5.2- Attachment 3

APPLICATION FORM

CITY OF VINCENT

Development Application – Urban Design Study

As part of the accompanying material for an application for development approval pursuant to Schedule 2, Part 8, Clause 63 of the Planning and Development (Local Planning Schemes) Regulations 2015, an urban design study is required for all developments visible from the public realm.

The urban design study is to be provided as drawings, 3D studies, and diagrams that interpret the development site's context into opportunities and constraints to generate early design parameters. The elements of the urban design study are based on Appendix 1 – Design Principles of the Built Form Policy.

Applicant D	
Name:	CARRENT MORRIS (ON BELALF OF DONTAM AZ WIT TRUST)
Address:	6 SCARP VHEN
Suburb:	SWAN, VIEW Postcode: 6056
Email Address:	garrethadesignsynergy. Com. au
Phone Number:	0439 11/ 969
Applicant Signature	La
Prepared b	У
Name:	CARRENT MORRIS
Address:	6 SCARP VHEN

Address:	6 SCARP V HEW		
Suburb:	SWAN, VIEW	Postcode:	6056
Email Address:	garretha) design syneroy. Com 0439 11/969	.90	
Phone Number:	02439 11/ 969		
Applicant Signature	Lan		
	1 1		

Property D	etails		
Lot Number	73		
Address:	33 SMITH ST		
Suburb:	HUHLANE	Postcode:	6003

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CITY OF VINCENT

Urban Design Study:

Please outline how each of the following elements have been addressed and attach any relevant or supporting photos, images, diagrams or drawings where applicable.

Description	Applicant comment
Context & Character Good design responds to and enhance sense of place.	tes the distinctive characteristics of a local area, contributing to a
Demonstrate how you have reviewed the natural environment including topography, local flora and fauna.	The surrounding area of Highgate is a relatively established tree lined suburb.The main street tree is the box and the flora is primarily introduced.We have ensured the design of the development is lush and green with a focus on the individual micro-climates of the planting zones.
Demonstrate consideration of the site's streetscape character.	see below
Demonstrate review of the built and natural environment of the local context to a radium of 400m – 1000m.	The existing streetscape is characterised by mid to late century 60-70's-style buildings in single storey and to15 storey height. The use of painted render, face brick, clay tiles and steel roof cladding are noted as the constant narrative for this area. Beyond the Highgate site, lie Mt lawley's broad examples of colonial, federation and art-deco style buildings of considerable heritage value.
Demonstrate how the site's context and character influenced the development.	An area that hosts buildings styles spanning 130 years plays a major role in guiding the design development. Colours: reds (brick, tiles) and white renders (stucco)
 Consider the following: History of the local area; Heritage listed buildings in the area; High quality contemporary buildings in the area; Materials, textures, patterns from high quality heritage / character as well as contemporary buildings in the area; and Movement patterns / laneways. 	Shapes: pitched roofs, straight verticals (apartment housing). Materials: face brick, steel cladding to roof's. These elements cannot be overstated as they weave a common thread and design expectation for the local inhabitants this development infuses this local influence of materials and shapes. Note the primary concern was not to dominate but enhance the streetscape by borrowing some elements of the church building next door introducing a heritage style face brick facade at ground level and white rendered walls referencing the church's terracotta roof tile, and white rendered walls. It should also be noted the continuity of the low brick wall at 750mm and the steel blade fence line on the front elevation. Although the development is modern and proposes crisp and clean lines it provides an interesting design counterbalance to the spherical influences.

Landscape quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

Demonstrate review of the existing landscaping of the site and the street including mature trees, species and natural features	There is mature trees on the verge that shall be retained. However,there is no landscaping of quality on the site to be retained.
Demonstrate how the landscape quality of the streetscape and surrounding context has been incorporated into the building and landscape design.	The street scape in this area is limited to turf verges and box trees, with limited diversity, the development offers a landscape mix of trees modest in size combined with low level planting and textured permeable garden surfaces. The aim of this development is to provide a lush leafy sustainable landscape aesthetic is softening the interface between building and ground surfaces, complimenting the building design and contributing to the amenity.

CITY OF VINCENT

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Description	Applicant comment
	with massing and height that is appropriate to its setting and successfully n and the intended future character of the local area.
What is the building massing and height of the streetscape? How has this been incorporated into the design?	Immediate street scape feature two storey building massing with 3 storey's across from the site. In keeping with the existing street scape heights we have reduced the visual impact by receeding the upper (2+) levels beyond the street setback blending into the background.
How does the development respond and contribute to the built form and scale of the streetscape?	local context of materials and features provides a sense of place for the development to assimilate into the surrounding streetscape
Demonstrate how the development encourages an activated and vibrant streetscape environment.	The front two town houses are provided with a private courtyard at both upper and lower levels. At the lower level direct connection is provided by way of access whereas the upper level is passive connection.
Functionality & Build Quality Good design meets the needs of user optimum benefit and performing well	rs efficiently and effectively, balancing functional requirements to deliver over the full life-cycle.
Demonstrate how the proposed design complements the use of the building.	Functional, secure and efficient use of space for open plan and compact townhouse living with opportunity to access natural light , air flow and green spaces .
Sustainability	
Good design optimises the sustainable economic outcomes.	litty of the built environment, delivering positive environmental, social and
•	All buildings have been designed to maximise northern orientation where practicably possible without compromising passive design principles, however where this is challenged we have looked to engage a solution such as the use of glass louvres and or operable skylights in the roof envelope. This is evident to units 1 and 2 where the streetscape design principals required the upper levele outdoor space be oriented to the north eastern section of the lot.
economic outcomes. Demonstrate how the building performance has been optimised using suitable orientation and layout of internal spaces. Amenity	All buildings have been designed to maximise northern orientation where practicably possible without compromising passive design principles, however where this is challenged we have looked to engage a solution such as the use of glass louvres and or operable skylights in the roof envelope. This is evident to units 1 and 2 where the streetscape design principals required the upper levele outdoor space be oriented to the north eastern section of the lot. The emphasis has always to ensure access to living spaces is logical and appropriate to the activity. Living rooms and kitchen/servi areas are open planned and easily accessed to and from outdoor areas, bedrooms are located away from these areas .
economic outcomes. Demonstrate how the building performance has been optimised using suitable orientation and layout of internal spaces. Amenity Good design optimises internal and e	skylights in the roof envelope. This is evident to units 1 and 2 where the streetscape design principals required the upper levele outdoor space be oriented to the north eastern section of the lot. The emphasis has always to ensure access to living spaces is logical and appropriate to the activity. Living rooms and kitchen/servi areas are open planned and easily accessed to and from outdoor areas, bedrooms are located away from these areas . External amenity for occupants, visitors and neighbours, contributing to
economic outcomes. Demonstrate how the building performance has been optimised using suitable orientation and layout of internal spaces. Amenity Good design optimises internal and e living and working environments that Demonstrate how the development optimises amenity for occupants, adjoining neighbours and onlookers Legibility	All buildings have been designed to maximise northern orientation where practicably possible without compromising passive design principles, however where this is challenged we have looked to engage a solution such as the use of glass louvres and or operable skylights in the roof envelope. This is evident to units 1 and 2 where the streetscape design principals required the upper levele outdoor space be oriented to the north eastern section of the lot. The emphasis has always to ensure access to living spaces is logical and appropriate to the activity. Living rooms and kitchen/servi areas are open planned and easily accessed to and from outdoor areas, bedrooms are located away from these areas . external amenity for occupants, visitors and neighbours, contributing to are comfortable and productive. Visual appeal of the external design is both modern yet respective of the church building, some visual permeability exists at the ground floor front units incorporating vertical slat type steel fencing, incorporation of an effective landscaping strategy to
economic outcomes. Demonstrate how the building performance has been optimised using suitable orientation and layout of internal spaces. Amenity Good design optimises internal and e living and working environments that Demonstrate how the development optimises amenity for occupants, adjoining neighbours and onlookers Legibility Good design results in buildings and	All buildings have been designed to maximise northern orientation where practicably possible without compromising passive design principles, however where this is challenged we have looked to engage a solution such as the use of glass louvres and or operable skylights in the roof envelope. This is evident to units 1 and 2 where the streetscape design principals required the upper levele outdoor space be oriented to the north eastern section of the lot. The emphasis has always to ensure access to living spaces is logical and appropriate to the activity. Living rooms and kitchen/servi areas are open planned and easily accessed to and from outdoor areas, bedrooms are located away from these areas . external amenity for occupants, visitors and neighbours, contributing to are comfortable and productive. Visual appeal of the external design is both modern yet respective of the church building, some visual permeability exists at the ground floor front units incorporating vertical slat type steel fencing, incorporation of an effective landscaping strategy to street and internal spaces
economic outcomes. Demonstrate how the building performance has been optimised using suitable orientation and layout of internal spaces. Amenity Good design optimises internal and e living and working environments that Demonstrate how the development optimises amenity for occupants, adjoining neighbours and onlookers Legibility Good design results in buildings and help people find their way around. Demonstrate how the design allow users and visitors to navigate through the development. Safety	All buildings have been designed to maximise northern orientation where practicably possible without compromising passive design principles, however where this is challenged we have looked to engage a solution such as the use of glass louvres and or operable dyilights in the roof melogen. This is evident to units 1 and 2 where the streetscape design principals required the upper levele outdoor space be oriented to the north eastern section of the lot. The emphasis has always to ensure access to living spaces is logical and appropriate to the activity. Living rooms and kitchen/servi areas are open planned and easily accessed to and from outdoor areas, bedrooms are located away from these areas . External amenity for occupants, visitors and neighbours, contributing to are comfortable and productive. Visual appeal of the external design is both modern yet respective of the church building, some visual permeability exists at the ground floor front units incorporating vertical slat type steel fencing, incorporation of an effective landscaping strategy to street and internal spaces

CITY OF VINCENT

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Description	Applicant comment
5 1	unity needs as well as the wider social context, providing buildings and f people and facilitate social interaction.
Demonstrate how the development contributes to a sense of community, encouraging social engagement and enabling stronger communities.	The compact town house development will engage residents and visitors as they enter and exit the units to collect mail or dispose of rubbish. Small court yards offer a safe and interactive barrier useful for neighbourly passive surveillance. The development offers both privacy and engagement is within walking distance to a wide variety of shops and park areas fostering social harmonious engagement at the ground level.
Aesthetics Good design is the product of a skille and places that engage the senses.	d, judicious design process that results in attractive and inviting buildings
Demonstrate how the surrounding context and character has been incorporated into the design of the development.	Design cues have been taken from the broad and diverse building types, styles and history of the area. These cues include: Gable ended roof shapes typical of the early 20th century. Face brickwork. Red roof tiles. White render. Pedestrian acces. Landscaping and complimenting existing box trees on verge.

Please complete all sections of this application and send to **mail@vincent.wa.gov.au** along with all relevant attachments. Alternatively, you can submit your application in person at our **Administration Centre (244 Vincent Street, Leederville)** or post to **PO Box 82, Leederville, 6902**.

CITY OF VINCENT

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Compliance Checklist

Performance Summary



Global Warming Potential, GWP (Life Cycle)

(22) 65% Saving against a target of 50%



Net use of fresh water, FW (Life Cycle)

(c) 50% Saving against a target of 50%

Performance Detail

	Initial Material & Construction	Use Stage Materials & Construction	Integrated Energy Use	Plug Load Energy Use	Water Supply & Treatment	End of Life	Recycling & Energy Export	Total
Global Warming Potential, G	WP (kg CO ₂ eq / occu	pant / year)						
Benchmark	838.2	505.5	939.5	822	120.6	119.4	-75.82	3269
Proposed Design	274.1	410.5	6.781	793.2	105.9	117.4	-558.2	1149
Difference	564	95	932.8	28.83	14.71	1.984	482.4	2119
Life Cycle Savings	17%	3%	29%	1%	0%	0%	15%	65%
Net use of fresh water, FW (kg / occupant / year)							
Benchmark	3721	1747	1202	1757	93693	592.8	-286	102430
Proposed Design	1637	1616	14.49	1696	47512	186	-1527	51135
Difference	2084	130.8	1188	61.64	46181	406.8	1241	51294
Life Cycle Savings	2%	0%	1%	0%	45%	0%	1%	50%

Building Attributes

Highlighted information denotes that changes were made from the "baseline design" and should be an area of focus for compliance checks.

33a Smith St, Highgate, WA

,	•	
Dwellir	ngs:	2
Bedroo	oms:	5
Bathro	oms:	5
Car pa	ırks:	2
Floors:		2
Туре о	f carpark:	Car Port
Ceiling	Height:	2.6
Gross	Floor Area:	237
Occup	ancy Date:	01/10/2023

Energy Supply and Efficiency Attributes

Electricity Supply:	Mains Connected
Thermal Rating:	NatHERS 6.0 Star
Energy Monitoring:	No Energy Monitoring
Natural Lighting:	Normal

Water Supply and Efficiency Attributes

Water Supply:	Mains Supply
Water Treatment:	Mains Connected
Shower Heads:	3 Star (greater than 6.0 and less than or equal to 7.5 L/m)
Toilets:	5 star (4.7L/flush, 3.2/half flush, 3.0L/average flush)
Tapware:	4 Star (greater than 6.0 and less than or equal to 7.5 L/m)
Washing Machine:	4.5 star (9.5L/kg clothing washed)
Dishwasher:	5.0 star (8.57L/wash for 10 place setting dishwasher)
Garden Type:	Dripper garden bed and no lawn
Rainwater Pump Type:	Medium or high pressure and flow with pressure vessel

Building Components

Highlighted information denotes that changes were made from the "baseline design" component type, or changes were made to the default quantities and should be an area of focus for compliance checks.

Integrated Services

Component Type	Quantity
Cooking Appliances	
Cooking, Res Electric Oven Induction Stove	2 Households cooking energy
Hot Water System	
Standard Heat Pump (HWS_App)	2 240L Electric heat pump h
Indoor Lighting Fitout	
LED Residential Lighting (Standard Efficiency)	2 Household
Cooling System	
Split System Air Source Heat Pump for Cooling, Average Efficiency (COP/EER 3.65), R32 Refrigerant	3 heat pump(s) 5kW
Heating System	
Split System Air Source Heat Pump for Heating, Average Efficiency (COP/EER 3.65), R32 Refrigerant	3 heat pump(s) 5kW

Plug Loads

Component Type	Quantity
Refrigeration	
Refrigeration, Residential Well Ventilated Fridge Recess	2 Refrigeration Energy Use
Dwellings	
Appliances Residential Average (AUS)	2 eTool: Average Household

Outdoor Services

Component Type	Quantity
Renewable Generation	
Solar PV System Residential - Zone 3 (Perth Sydney etc)	5 kW
Outdoor Lighting Fitout	
LED Outdoor Lighting (Residential - Standard Efficiency), m2	129.53 m2 of outdoor lit area
Swimming Pool Temperature Control	
Swimming Pool Seasonal Temperature Control - No Pool Cover - Gas	0 Pool Surface Area
Swimming Pool Filtering	
Swimming Pool - Pumps and Filters Ultra Efficient	0 m2 surface area
Swimming Pool Structure	
Pool Structure - Concrete	0 m2 pool surface area

Structure

Component Type	Quantity
Ground Floor Area	
Concrete Floor - 100mm slab on ground 30MPa 3.8% reo (Portland Cement)	129.9 eTool: m2 of floor slab
Upper Floor Area	
Elevated Floor, Timber Frame 300mm Bearers and Joists, <6m Span, particle board sheeting, insulated	223 m2 of elevated floor
Stairs	
Staircase, Timber frame and timber treads	2 2.4m Rise
External Wall Area	
Wall External Type 1, Masonry, double brick 110-50-110 insulated with foundations and finishes	70.6
Glazed Area	
Windows Residential Aluminium Single Glaze fly screen	46.4
Roof Area	
Roof - TimberTruss/SteelSheeting/25degreePitch	149.39
Entry Doors	
Door - Glazed Timber Frame Timber Jamb	4 Door (1.93m2)
Internal Doors	
Door - HollowCoreTimber/WoodenJam/painted	12 x 1.68m2 Door
External Wall Area	
Wall, External, Framed, Timber 140mm studs with battens, insulation, plasterboard and paint internal finish, coloured steel sheet cladding external	19.8
Internal Wall Area	
Wall, Internal, Framed, Timber Stud Plasterboard and paint finish	91.75
Internal Wall Area	
Wall, Internal, Framed, Timber Stud Plasterboard and paint finish	75.08
External Wall Area	
Wall, External, Framed, Timber 140mm studs with battens, insulation, plasterboard and paint internal finish, fibre cement clad (9mm)	108.5

Finishes

Component Type	Quantity
Living Areas	
Floor Covering - Vinyl (PVC) or Synthetic Linoleum	66.74
Kitchens Dining Areas	
Floor Covering - Vinyl (PVC) or Synthetic Linoleum	81.75
Wet Areas	
Floor Covering - Tiles (ceramic/5mm)	18.34 eTool: m2 of internal flo
Bedroom Areas	
Floor Covering - Carpet (glue down/Nylon)	62.23 eTool: m2 of internal flo

Compliance Checklist

Performance Summary



Global Warming Potential, GWP (Life Cycle)



Net use of fresh water, FW (Life Cycle)

(c) 52% Saving against a target of 50%

Performance Detail

	Initial Material & Construction	Use Stage Materials & Construction	Integrated Energy Use	Plug Load Energy Use	Water Supply & Treatment	End of Life	Recycling & Energy Export	Total
Global Warming Potential, G	WP (kg CO ₂ eq / occu	pant / year)						
Benchmark	838.2	505.5	939.5	822	120.6	119.4	-75.82	3269
Proposed Design	223.3	342.3	29.05	751.8	102.4	93.29	-477.8	1064
Difference	614.9	163.1	910.5	70.22	18.15	26.11	402	2205
Life Cycle Savings	19%	5%	28%	2%	1%	1%	12%	67%
Net use of fresh water, FW (kg / occupant / year)							
Benchmark	3721	1747	1202	1757	93693	592.8	-286	102430
Proposed Design	1402	1362	62.11	1607	46135	146.5	-1307	49408
Difference	2319	385.6	1140	150.1	47558	446.3	1021	53021
Life Cycle Savings	2%	0%	1%	0%	46%	0%	1%	52%

Building Attributes

Highlighted information denotes that changes were made from the "baseline design" and should be an area of focus for compliance checks.

33b Smith St, Highgate, WA

,	
Dwellings:	4
Bedrooms:	12
Bathrooms:	10.5
Car parks:	5
Floors:	2
Type of carpark:	Car Port
Ceiling Height:	2.6
Gross Floor Area:	489
Occupancy Date:	01/10/2023

Energy Supply and Efficiency Attributes

Electricity Supply:	Mains Connected
Thermal Rating:	NatHERS 6.0 Star
Energy Monitoring:	No Energy Monitoring
Natural Lighting:	Normal

Water Supply and Efficiency Attributes

Water Supply:	Mains Supply
Water Treatment:	Mains Connected
Shower Heads:	3 Star (greater than 6.0 and less than or equal to 7.5 L/m)
Toilets:	5 star (4.7L/flush, 3.2/half flush, 3.0L/average flush)
Tapware:	4 Star (greater than 6.0 and less than or equal to 7.5 L/m)
Washing Machine:	4.5 star (9.5L/kg clothing washed)
Dishwasher:	5.0 star (8.57L/wash for 10 place setting dishwasher)
Garden Type:	Dripper garden bed and no lawn
Rainwater Pump Type:	Medium or high pressure and flow with pressure vessel

Building Components

Highlighted information denotes that changes were made from the "baseline design" component type, or changes were made to the default quantities and should be an area of focus for compliance checks.

Integrated Services

Component Type	Quantity
Cooking Appliances	
Cooking, Res Electric Oven Induction Stove	4 Households cooking energy
Hot Water System	
Standard Heat Pump (HWS_App)	4 240L Electric heat pump h
Indoor Lighting Fitout	
LED Residential Lighting (Standard Efficiency)	4 Household
Cooling System	
Split System Air Source Heat Pump for Cooling, Average Efficiency (COP/EER 3.65), R32 Refrigerant	7 heat pump(s) 5kW
Heating System	
Split System Air Source Heat Pump for Heating, Average Efficiency (COP/EER 3.65), R32 Refrigerant	7 heat pump(s) 5kW

Plug Loads

Component Type	Quantity
Refrigeration	
Refrigeration, Residential Well Ventilated Fridge Recess	4 Refrigeration Energy Use
Dwellings	
Appliances Residential Average (AUS)	4 eTool: Average Household

Outdoor Services

Component Type	Quantity
Renewable Generation	
Solar PV System Residential - Zone 3 (Perth Sydney etc)	10 kW
Outdoor Lighting Fitout	
LED Outdoor Lighting (Residential - Standard Efficiency), m2	229.21 m2 of outdoor lit area
Swimming Pool Temperature Control	
Swimming Pool Seasonal Temperature Control - No Pool Cover - Gas	0 Pool Surface Area
Swimming Pool Filtering	
Swimming Pool - Pumps and Filters Ultra Efficient	0 m2 surface area
Swimming Pool Structure	
Pool Structure - Concrete	0 m2 pool surface area

Structure

Component Type	Quantity
Ground Floor Area	
Concrete Floor - 100mm slab on ground 30MPa 3.8% reo (Portland Cement)	313 eTool: m2 of floor slab
Upper Floor Area	
Elevated Floor, Timber Frame 300mm Bearers and Joists, <6m Span, particle board sheeting, insulated	225 m2 of elevated floor
Stairs	
Staircase, Timber frame and timber treads	4 2.4m Rise
External Wall Area	
Wall, External, Framed, Timber 140mm studs with battens, insulation, plasterboard and paint internal finish, fibre cement clad (9mm)	329
Glazed Area	
Windows Residential Aluminium Single Glaze fly screen	95.73
Roof Area	
Roof - TimberTruss/SteelSheeting/25degreePitch	300.08
Entry Doors	
Door - SolidCoreTimber/WoodenJam/Painted	8 Door (1.68m2)
Internal Doors	
Door - SolidCoreTimber/WoodenJam/Painted	24.5 Door (1.68m2)
External Wall Area	
Wall, External, Framed, Timber 140mm studs with battens, insulation, plasterboard and paint internal finish, coloured steel sheet cladding external	178.9
Internal Wall Area	
Wall, Internal, Framed, Timber Stud Plasterboard and paint finish	189.3
Internal Wall Area	
Wall, Internal, Framed, Timber Stud Plasterboard and paint finish	154.91
External Wall Area	
Wall, External, Framed, Timber 140mm studs with battens, insulation, plasterboard and paint internal finish, fibre cement clad (9mm)	67.8

Finishes

Component Type	Quantity
Living Areas	
Floor Covering - Vinyl (PVC) or Synthetic Linoleum	123.03
Kitchens Dining Areas	
Floor Covering - Vinyl (PVC) or Synthetic Linoleum	150.71
Wet Areas	
Floor Covering - Tiles (ceramic/5mm)	33.8 eTool: m2 of internal flo
Bedroom Areas	
Floor Covering - Carpet (glue down/Nylon)	144 eTool: m2 of internal flo



Life Cycle Assessment

33a Smith St, Highgate, WA

City of Vincent

Date : 25 October 2022 Authors : Robin Campbell (Lead) Phone : 0411 141 246 Address : 99 Loftus St, Leederville Email : info@email.com Report Id : 30450







eToolLCD Software Disclaimer

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

This LCA study has not been reviewed and as such does not meet the relevant section of the ISO14044 requirements. Caution should be taken when interpreting the LCA study report.

eTool PTY LTD cannot make assurances regarding the accuracy of these reports for the above reasons. © 2022 eTool PTY LTD and eTool All rights reserved







Executive Summary

This Life Cycle Assessment has been completed for a number of design scenarios for the Low Density Dwelling, located at 33a Smith St, Highgate, WA. The Author of the study is Robin Campbell of eTool and no critical review has been conducted.

The goal of this study is to profile and improve the environmental performance of the construction works at 33a Smith St, Highgate, WA. The life cycle performance of the project is compared to other designs. The study has been conducted in accordance with ISO 14044 and EN15978.

Characterised Impacts Per Occupant Per Year		Benchmark Design	Improved Design	Improved Design Savings Against Benchmark Design
Environmental Impacts				
👩 Global Warming Potential, GWP	kg CO ₂ eq	3.31e+3	1.15e+3	65%
Ozone Depletion Potential, ODP	kg CFC-11 eq	1.24e-4	2.29e-4	-85%
Acidification Potential for Soil and Water, AP	kg SO ₂ eq.	8.92e+0	5.14e+0	42%
Here Futrophication potential, EP	kg PO ₄ eq	2.95e+0	2.32e+0	21%
🖀 Photochemical Ozone Creation Potential, POCP	kg ethylene	5.92e-1	3.96e-1	33%
👼 Abiotic Depletion Potential - Elements, ADPE	kg antimony	1.07e-1	8.52e-2	20%
🛃 Abiotic Depletion Potential - Fossil Fuels, ADPF	MJ	44873	15518	65%

Table 1: Summary of Results

The Improved Design shows an expected performance improvement against Business as Usual for 6 of the 7 environmental indicators.





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Improved Design Performance against Benchmark



Global Warming Potential, GWP



ODP



Soil and Water, AP





Creation Potential, POCP



Abiotic Depletion Potential - Elements, ADPE



Abiotic Depletion Potential - Fossil Fuels, ADPF







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1 Introduction

Managing the environmental impacts that arise from the construction and operation of Building is of key importance in mitigating the damage caused directly and indirectly on the biosphere. Life Cycle Assessment (LCA) is the leading industry standard in clearly identifying optimum strategies for reducing environmental impacts. This report presents the results of the LCA completed for the Improved Design, City of Vincent Project located at 33a Smith St, Highgate, WA. eToolLCD software has been used to model the infrastructure's environmental impacts.

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

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

The Author of the study is Robin Campbell of eTool and no critical review has been conducted.

2 Goal of the study

The goal of this study is to provide profile and improve the environmental performance of the construction works at 33a Smith St, Highgate, WA. The life cycle performance of the project is compared to other designs and as such this is a comparative study. The results of the study are intended to be made public.

3 Scope of the study

The LCA study has been conducted in accordance with the EN 15978 standard to assess the direct and indirect potential environmental impacts associated with the construction works at 33a Smith St, Highgate, WA as part of the City of Vincent project.

3.1 Functional Unit

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

The estimated design life of the design is 55 years which has been adopted for the LCA study period. This takes into consideration the structural service life limit (150 years), as well as redevelopment pressure on the asset such as surrounding density, asset ownership structures, and the architectural design quality.

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

3.2 System Boundary

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





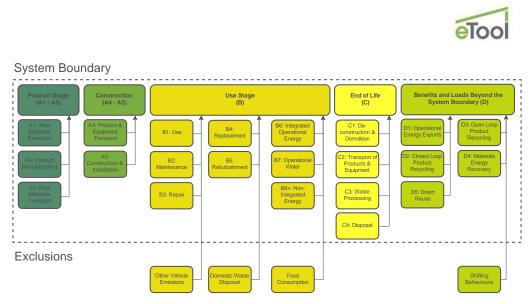


Figure 1: System Boundary Diagram

3.3 Environmental Indicators

The environmental indicators have been included in the study are detailed in Table 2. For further information regarding the environmental indicators please refer to Appendix A.

Environmental Indicator	Unit	Abbreviation	Characterisation Method
Environmental Impacts			
耐 Global Warming Potential, GWP	kg CO ₂ eq	GWP	CML-IA baseline V4.5
 Ozone Depletion Potential, ODP 	kg CFC-11 eq	ODP	CML-IA baseline V4.5
្ឋ្រាំ Acidification Potential for Soil and Water, AP	kg SO ₂ eq.	AP	CML-IA baseline V4.5
	kg PO ₄ eq	EP	CML-IA baseline V4.5
Photochemical Ozone Creation Potential, POCP	kg ethylene	РОСР	Institute of Environmental Sciences (CML)
큚 Abiotic Depletion Potential - Elements, ADPE	kg antimony	ADPE	CML-IA baseline V4.5
<u>₩</u> Abiotic Depletion Potential - Fossil Fuels, ADPF	MJ	ADPF	CML-IA baseline V4.5

Table 2: Environmental Indicators Included in LCA study.

3.4 System Description

The object of the assessment is the Low Density Dwelling, located at 33a Smith St, Highgate, WA. The assessment includes all the upstream and downstream processes needed to provide the primary function of the structure from construction, maintenance, operation, and finally demolition and disposal associated with the low density dwelling. The inventory includes the extraction of raw materials or energy and the release of substances back to the environment or to the point where inventory items exit the system





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boundary either during or at the end of the project life cycle.

The area of the project is the City of Vincent local government in Western Australia. This local government authority covers an area of approximately 10.4 square kilometres in metropolitan Perth, the capital of Western Australia, and lies about 3 km from the Perth CBD. It includes the suburbs of Highgate, Leederville, Mount Hawthorn, North Perth, as well as parts of Coolbinia, East Perth, Mount Lawley, Osborne Park, Perth and West Perth. The City of Vincent maintains 139 km of roads and 104 ha of parks and gardens.

New developments in the area must comply with the city's built form policy released in 2020.

The project location is shown in figures 2 and 3.

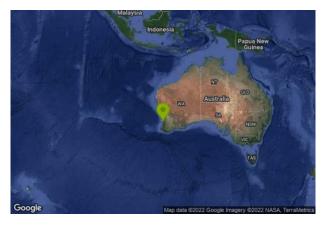


Figure 2: Location of the project - Global View.



Figure 3: Location of the project - Locality View.

2 Townhouses. U1 is 3br, 2 bath plus powder room. U2 us 2br, 2 bath plus powder room. Parking on the ground level (7 bays in total for the whole site, which includes 4 more townhouses).

Table 3 below shows the key characteristics of the design.



		eTool
	Business as Usual	Improved Design
Stories (#)	2	
Functional Focus	Single Family Residence	Residence
Structural Service Life Limit	100	15
Predicted Design Life	54	5
Functional Characteristics		
Dwellings	10	
Bedrooms	30	
Occupants	24	
Vehicle Spaces	0	
Total Floor Areas		
Usable Floor Area	2,140	20
Net Lettable Area	0	
Fully Enclosed Covered Area	3,010	20
Unenclosed Covered Area	0	3
Gross Floor Area	3,010	23
Usable and Lettable Yield	71 %	85 9

Table 3: Design Characteristics Compared

Table 4 and 5 show the scope (structural and operational) of the inventory collection for the LCA. For further details on structure scope please refer to Appendix B.

Summary Structure Scope Diagram

Category Name	Benchmark Design	Improved Design
Substructure	\checkmark	X
Superstructure	\checkmark	X
Internal finishes	\checkmark	X
Fittings, furnishings and equipment	\checkmark	X
Services equipment	\checkmark	X
Prefabricated buildings and building units	×	X
Work to existing building	×	X
External works	\checkmark	X
Facilitating works	\checkmark	X
Project/design team	\checkmark	X
Undefined	X	X

Table 4: Structural scope of LCI collection

Operational Scope diagram

Category Name	Benchmark Design	Improved Design
Appliances Dishwashers	\checkmark	X
Appliances Entertainment	\checkmark	X
Appliances Laundry Appliances	\checkmark	X
Appliances Office Workstations	\checkmark	X
Communications	\checkmark	X
Cooking and Food Preparation	\checkmark	X
Domestic Water Heating	\checkmark	X
Electrical Parasitic Loads	\checkmark	X
Fire Protection	×	×
HVAC	\checkmark	X
Industrial & Manufacturing Equipment	X	X
Lifts, Elevators and Conveying	×	×
Lighting	\checkmark	X
Miscellaneous	X	X
Monitoring, Control and Automation	\checkmark	×
Power Generation and Storage	\checkmark	X
Refrigeration	\checkmark	X





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	elool					
Category Name	Benchmark Design	Improved Design				
Safety and Security	\checkmark	X				
Swimming Pools	\checkmark	X				
Water Pumping	\checkmark	X				
Water Removal and Treatment	\checkmark	X				
Water Supply	\checkmark	X				
Workshops, Garage & Misc	\checkmark	×				

Table 5: Operational scope of LCI collection

3.5 Cut off Criteria

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

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

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

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

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

3.6 Allocation

Allocation rules follow those of EN15804 as given below:

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

3.7 Independent Review

No independent review has been conducted of this study.







4 Inventory Analysis

The design has been modelled using the available eToolLCD elements, templates and EPDs as shown in Table 6.

eToolLCD Item Type	Count in Design					
eronico item type	Benchmark	Improved Design				
Design Templates	24	134				
Equipment and People Elements	495	195				
Material Elements	841	344				
Energy Elements	38	30				
Water Elements	12	13				
EPDs	0	0				

Table 6: Count of elements, templates and EPDs in the design

The eToolLCD library templates are customisable and users may submit templates for validation. The template validation process is undertaken by experienced LCA practitioners and is a process of checking the user inputs and ensuring the assumptions are adequately referenced. Table 7 shows the extent to which validated templates were used in the model.

eToolLCD Item Type	Validated (%)					
erooleeb item type	Benchmark	Improved Design				
Total Design Templates	8.33	53.73				
Equipment and People Elements	1.01	56.92				
Material Elements	.48	40.41				
Energy Elements	0	0				
Water Elements	0	0				

Table 7: Use of validated templates

4.1 Templates Comparison

The eToolLCD templates found in each design are provided in Table 8.

Parent Template Name	Units	Quantity Improved Design
Fittings, furnishings and equipment		
Appliances Residential Average (AUS)	#	2
Cooking, Res Electric Oven Induction Stove	#	2
Kitchen Medium sized (incl Equipment)	#	2
Refrigeration, Residential Well Ventilated Fridge Recess	#	2
Standard 1st Bathroom - WC/Shower-bath/Basin/WallTiles	#	5
Substructure		
Concrete Floor - 100mm slab on ground 30MPa 3.8% reo (Portland Cement)	m2	129.902
Staircase, Timber frame and timber treads	Other	2
Facilitating works		
Demolition - Residential (End-of-Life)	#	2
Superstructure		
Door - Glazed Timber Frame Timber Jamb	#	4
Door - HollowCoreTimber/WoodenJam/painted	#	12
Elevated Floor, Timber Frame 300mm Bearers and Joists, <6m Span, particle board sheeting, insulated	m2	223
Roof - TimberTruss/SteelSheeting/25degreePitch	m2	149.3873
Wall External Type 1, Masonry, double brick 110-50-110 insulated with foundations and finishes	m2	70.6
Wall, External, Framed, Timber 140mm studs with battens, insulation, plasterboard and paint internal finish, coloured steel sheet cladding external	m2	19.8
Wall, External, Framed, Timber 140mm studs with battens, insulation, plasterboard and paint internal finish, fibre cement clad (9mm)	m2	108.5
Wall, Internal, Framed, Timber Stud Plasterboard and paint finish	m2	166.83
Windows Residential Aluminium Single Glaze fly screen	m2	46.3960030684931
Services equipment		
Electrical Fittings - sockets power points wiring embodied only (m2)	m2	372
LED Outdoor Lighting (Residential - Standard Efficiency), m2	m2	129.533946065403
LED Residential Lighting (Standard Efficiency)	#	2





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Independent review not completed on this study, use caution when interpreting the report.

		eTool
Parent Template Name	Units	Quantity Improved Design
Solar PV System Residential - Zone 3 (Perth Sydney etc)	Other	5
Split System Air Source Heat Pump for Cooling, Average Efficiency (COP/EER 3.65), R32 Refrigerant	#	3
Split System Air Source Heat Pump for Heating, Average Efficiency (COP/EER 3.65), R32 Refrigerant	#	3
Standard Heat Pump (HWS_App)	#	2
Swimming Pool - Pumps and Filters Ultra Efficient	m2	0.001
Utilities Connection to Site Residential	#	2
Water tank - steel (embodied)	Other	7E-06
Water Use and Treatment (eTool Turbo)	#	2
Internal finishes		
Floor Covering - Carpet (glue down/Nylon)	m2	62.2285714285714
Floor Covering - Tiles (ceramic/5mm)	m2	18.335449385052
Floor Covering - Vinyl (PVC) or Synthetic Linoleum	m2	148.49
External works		
Pool Structure - Concrete	m2	0.001
Swimming Pool Seasonal Temperature Control - No Pool Cover - Gas	m2	0.001

Table 8: Templates Comparison (showing master templates only)

4.2 eTooILCD software

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

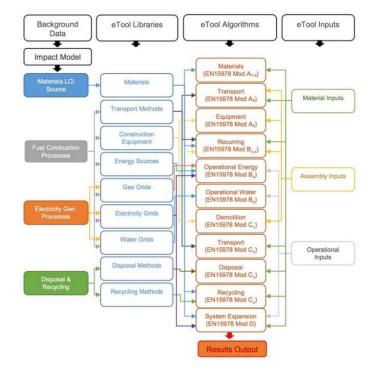


Figure 4: Relationship between LCI background data, eToolLCD software library, inputs and algorithms.









The data quality requirements for the background data are detailed in Table 9. Each of the criteria has been assessed for compliance and results presented below.

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

Table 9: Summary of data quality requirements for the study.

Criteria	Inventory Collection Requirement (eToolLCD User Inputs)	Compliance				
Criteria	inventory collection Requirement (eroolccb oser inputs)	Benchmark	Improved Design			
Temporal Relevancy	All inputs into eToolLCD to be reflective of the project being assessed and if assumptions are made these are to be based on industry practices that are consistent with the project commissioning date.	Passed 0/5 Checks	Passed 0/1 Checks			
Geographical Relevancy	All inputs into eToolLCD must be reflective of the project being assessed and if assumptions are made these are based on the current practices employed in the project country.	Passed 0/5 Checks	Passed 0/2 Checks			
Precision	To avoid aggregated errors a high level of precision is expected inputs into eToolLCD software, being either to 3 significant figures or: • Two significant figures or nearest 10 hours for equipment run time • Two significant figures or nearest 10kg for material quantities • Two significant figures or nearest 100MJ / annum for operational energy • Two significant figures or nearest 100kL / annum for operational water use	Passed 0/4 Checks	Passed 0/1 Checks			
Completeness	Inputs to cover all life cycle phases and elements identified in the system boundary. The link between background data, eToolLCD algorithms and subsequent LCA results is not to introduce significant gaps in the data.	Passed 0/9 Checks	Passed 0/2 Checks			
Technological Relevancy	All inputs into eToolLCD must be reflective of the project being assessed and if assumptions are made these must be drawn from appropriate examples of like technology.	Passed 0/5 Checks	Passed 0/1 Checks			
Consistency	All inputs into eToolLCD must be reflective of the project being assessed and if assumptions are made these are drawn from the same reference library.	Passed 0/9 Checks	Passed 0/0 Checks			
Reproducibility	The information available about the methodology and the data values reported should allow an independent practitioner to reproduce the results reported in the study.	Passed 0/9 Checks	Passed 0/1 Checks			

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

4.4 Completeness

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

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





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• Particular care should be taken to include material and energy flows known to have the potential to cause significant emissions into air and water or soil related to the environmental indicators.

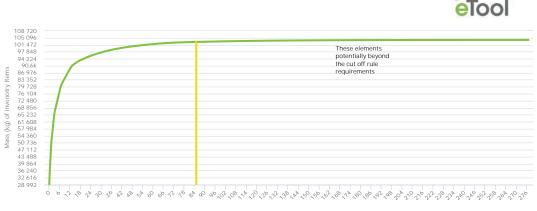
Two major tests were run to determine the compliance with the above cut-off rules.

4.3.1 Inventory Mass Quantities

The cumulative mass of inventory entries is shown in Figure 5. Given that 192 material elements within the LCA base design make up the last 1% of mass inventory entries a high level of confidence exists that the cut off rules have been upheld.





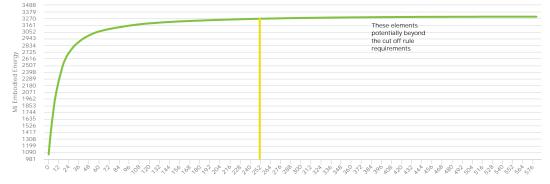


- Cumulative Mass Inventory Inputs - 99% of Mass (Cut off rule requirement)

Figure 5: Cumulative Mass Inventory Entries. In this case 69.06% make up the last 5% of mass inventory entries.

4.3.2 Inventory Energy Analysis

The cumulative embodied energy of inventory entries is shown in Figure 6. Given that 329 elements within the LCA base design make up the last 1% of embodied energy inventory entries a high level of confidence exists that the cut off rules have been upheld.



- Cumulative Energy Inventory Inputs - 99% of Energy (Cut off rule requirement)

Figure 6: Cumulative Energy Inventory Entries. In this case 56.63% make up the last 5% of energy inventory entries.

5 Life Cycle Impact Assessment

The Life Cycle Impact Assessment (LCIA) results are provided in Table 11 and subsequent tables in the EN15978 reporting format. The heat map highlights the highest impacts for each indicators assessed and conversely in the comparison tables the highest savings observed. For further details on the LCIA please refer to interpretation.





65.42%

Independent review not completed on this study, use caution when interpreting the report.



Characterised Impacts Per Occupant Per Year			terials a nstruct		Use Stage								End of Life Stage			ze	Benefits and Loads Beyond the System Boundary	Total
		A1-A3	A4	A5	B1	B2	B3	B4	B5	B6	B6+	B7	C1	C2	C3	C4	D	
Benchmark																		
GWP	kg CO ₂ eq	6.18e+2	1.24e+2	95.742	0	0	MNA	5.06e+2	0	9.40e+2	8.22e+2	1.66e+2	0	50.083	0	69.335	-75.873	3.31e+
🐞 ODP	kg CFC-11 eq	3.00e-5	1.91e-5	1.47e-5	0	0	MNA		0	4.88e-6	6.59e-6	3.61e-6	0	7.97e- 6	0	4.61e-6	-2.26e-6	1.24e-
AP	kg SO ₂ eq.	3.5093	0.3927	0.2682	0	0	MNA	2.4678	0	1.1599	1.5239	0.3678	0	0.1555	0	0.0906	-1.0128	8.922
HP EP	kg PO_4 eq	1.28e+0	9.64e-2	4.67e-2	0	0	MNA	8.26e-1	0	3.81e-1	5.09e-1	2.43e-1	0	3.47e- 2	0	1.94e-2	-4.85e-1	2.95e+
🔓 РОСР	kg ethylene	2.24e-1	2.51e-2	3.61e-2	0	0	MNA	1.67e-1	0	8.29e-2	4.24e-2	2.40e-2	0	1.03e- 2	0	1.40e-2	-3.41e-2	5.92e-
ADPE	kg antimony	5.86e-2	3.61e-3	2.61e-4	0	0	MNA	4.79e-2	0	4.21e-3	6.09e-3	2.88e-3	0	2.02e- 3	0	1.11e-4	-1.88e-2	1.07e-
ADPF	MJ	7674.4	1899.3	1298.7	0	0	MNA	7168.8	0	1.38e+4	1.06e+4	2002.3	0	-	0	464	-826.2	4487
mproved Desig	in																	
🍏 GWP	kg CO ₂ eq	193.02	53.535	29.832	-0.421	4.543	MNA	4.08e+2	0	6.782	7.93e+2	1.06e+2	11.326	13.298	2.14	90.659	-5.58e+2	1.15e+
ODP	kg CFC-11 eq	4.71e-5	8.18e-6	2.96e-6	0	5.54e-7	MNA		0	5.43e-8	6.36e-6	2.44e-6	1.96e-6	2.12e- 6	4.30e-7	1.06e-6	-2.78e-6	2.29e-
AP	kg SO ₂ eq.	2.52e+0	1.74e-1	0.0637	0	1.60e-2	MNA	2.14e+0	0	1.26e-2	1.47e+0	2.40e-1	3.30e-2	4.10e- 2	5.17e-3	2.21e-2	-1.59e+0	5.14e+
₩ EP	kg PO ₄ eq	1.29e+0	4.64e-2	9.64e-3	0	0.0049	MNA	9.12e-1	0	0.0042	4.91e-1	1.78e-1	0.0067	0.0091	1.13e-3	4.78e-3	-6.32e-1	2.32e+
🔓 РОСР	kg ethylene	1.79e-1	1.10e-2	1.40e-2	0	1.04e-3	MNA	1.66e-1	0	3.50e-4	4.09e-2	1.56e-2	2.55e-3	2.72e- 3	1.95e-4	1.37e-2	-5.06e-2	3.96e-
adpe 😽	kg antimony	3.64e-2	1.44e-3	6.14e-5	0	1.88e-4	MNA	4.93e-2	0	5.02e-5	5.88e-3	2.04e-3	8.76e-5	4.96e- 4	1.85e-5	2.47e-5	-1.08e-2	8.52e-
ADPF	MJ	3956	813.4	275.6	0	65.5	MNA	5286.7	0	87.6	1.03e+4	1263.3	170.2	206	27.3	104.8	-6988.8	1551
Savings (Improv	ved Design Compared	to Benchn	nark)															
💣 GWP	kg CO ₂ eq	4.25e+2	70.476	65.911	0.421	-4.543	MNA	97.81	0	9.33e+2	28.832	59.665	-11.326	36.785	-2.14	-21.323	4.82e+2	65.29
ODP	kg CFC-11 eq	-1.71e-5	1.10e-5	1.18e-5	0	-5.54e-7	MNA	-1.24e-4	0	4.82e-6	2.31e-7	1.17e-6	-1.96e- 6	5.85e- 6	-4.30e- 7	3.56e-6	5.20e-7	-85.229
AP	kg SO ₂ eq.	9.94e-1	2.19e-1	2.04e-1	0	-1.60e-2	MNA	3.31e-1	0	1.15e+0	5.34e-2	1.28e-1	-3.30e- 2	1.14e- 1	-5.17e- 3	0.0685	5.77e-1	42.399
EP EP	kg PO ₄ eq	-5.43e-3	5.00e-2	3.70e-2	0	-0.0049	MNA	-8.61e-2	0	3.77e-1	1.79e-2	6.57e-2	-0.0067	2.55e- 2	-1.13e- 3	1.47e-2	1.47e-1	21.359
POCP	kg ethylene	4.53e-2	1.41e-2	2.21e-2	0	-1.04e-3	MNA	1.73e-3	0	8.26e-2	1.49e-3	8.43e-3	-2.55e- 3	7.58e- 3	-1.95e- 4	2.94e-4	1.65e-2	33.139
ADPE	kg antimony	2.22e-2	2.16e-3	2.00e-4	0	-1.88e-4	MNA	-1.41e-3	0	4.16e-3	2.14e-4	8.36e-4	-8.76e- 5	1.53e- 3	-1.85e- 5	8.64e-5	-8.02e-3	20.289
													5	2	5			

Table 11: Environmental Impacts Impact of Each Life Cycle Phase. INA: Indicator Not Assessed. MNA: Module Not Assessed. Impact Key: 🖀 Top 10% 🔉 Top 20% 🔅 Top 30% Savings Key: M Top 10% I Top 20% I Top 30%

372.6

739

573





ADPF

MJ

1085.9 1023.1



6 Life Cycle Interpretation

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

Impact Time Series Chart:

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

Top Five Charts

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

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

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





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6.1 Global Warming Potential, GWP Profile Business as Usual Improved Design TIME SERIES CHART 3k 2k CO2 E0 1k Ok 10 15 20 25 30 35 40 45 50 55 Yea → Top 5 Life Cycle Modules B6+ Services equipment B4 Superstructure A1-A3 Internal finishes B7 Fittings, furnishings and equipment C4 Other Other ➡ Top 5 Operational Demands → Top 5 Operational Supply Sources Black Coal | Combusted for Electricity Generation - 3 Appliances | Entertainment Natural Gas | Combusted in Single Stage Turbine Refrigeration Solar Photo Voltaic | For Electricity Generation HVAC Biogas | Combusted for Electricity Generation Domestic Water Heating Appliances | Laundry Appliances Diesel | Mobile Other Other 耐 Top 5 Equipment & People Electrical Equipment, Small Glazing Front End Loader, Articulated, 25t, Diesel Finished Products Gases Excavator, 15t, Diesel Plaster and Mineral Derived Products Offsite Manufacturing / Pref.. Concrete Pump, Diesel Concrete Other Other



eTool

6.2 Ozone Depletion Potential, ODP Profile

Independent review not completed on this study, use caution when interpreting the report.



Business as Usual Improved Design TIME SERIES CHART ОЩ KG CFC-11 Er 0 0 0 0 0 0 0 000 10 15 20 25 30 35 40 45 50 55 Year Top 5 Life Cycle Modules Top 5 Construction Categories Fittings, furnishings and equipment R4 A1-A3 Services equipment A4 Superstructure B6+ Internal finishes Α5 Other Other Top 5 Operational Demands Top 5 Operational Supply Sources Black Coal | Combusted for Electricity Generation - 3 Appliances | Entertainment Diesel | Mobile Refrigeration Solar Photo Voltaic | For Electricity Generation HVAC Heating Oil | Combusted for Electricity Generation Water Removal and Treatment Natural Gas | Combusted in Single Stage Turbine Domestic Water Heating Other Other 🐞 Top 5 Materials Top 5 Equipment & People Gases Electrical Equipment, Small ... Front End Loader, Articulated, 25t, Diesel Finished Products Timber Excavator, 15t, Diesel Paints and Finishes Concrete Pump, Diesel Crane, Diesel Concrete Other Other



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6.3 Acidification Potential for Soil and Water, AP Profile

Business as Usual
Improved Design



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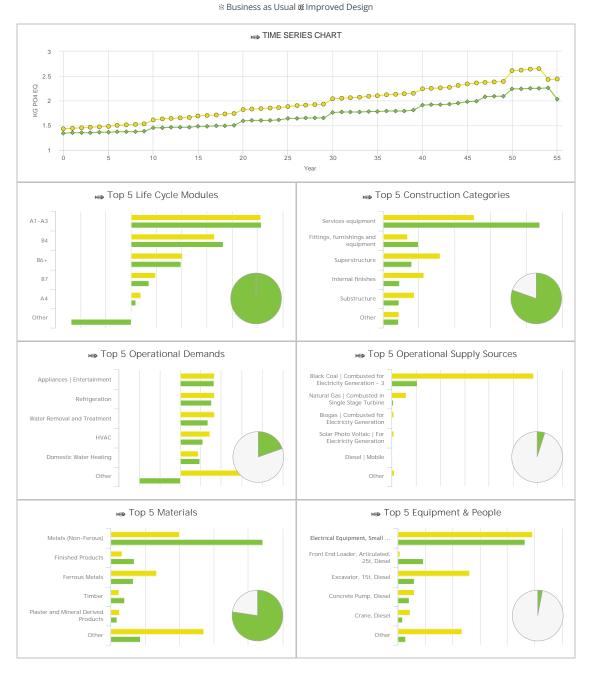
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6.4 Eutrophication potential, EP Profile





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6.5 Photochemical Ozone Creation Potential, POCP Profile

Business as Usual
Improved Design



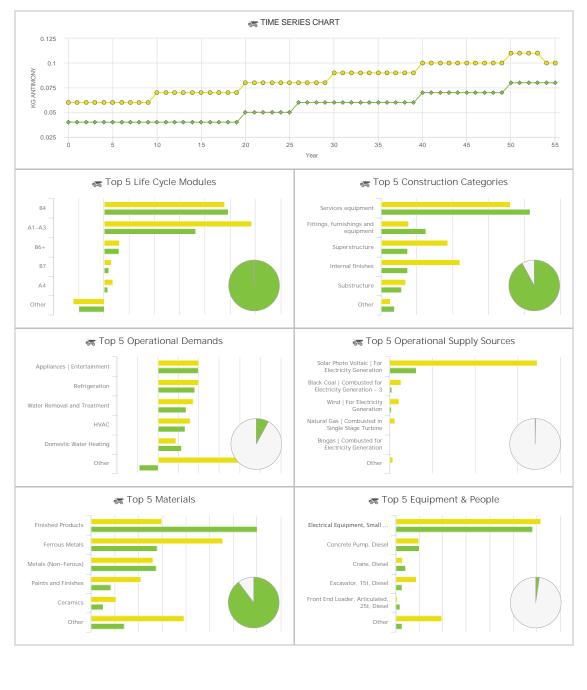




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6.7 Abiotic Depletion Potential - Fossil Fuels, ADPF Profile

Business as Usual i Improved Design





7 Low Impact Strategies

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

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







8 Conclusions

The Improved Design shows an expected performance improvement against Business as Usual for 6 of the 7 environmental indicators.







9 References

9.1 Background LCI Data

Life Cycle Strategies, 2015, Australasian LCI - V15 - Life Cycle Strategies (BETA)

9.2 Inventory - Design Documentation

No design documents were recorded.

9.3 Inventory - Assumptions

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9.4 Environmental Product Declarations

No EPD references were recorded.







Appendix A: Environmental Indicators Description

🚽 Global Warming Potential, GWP

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

Ozone Depletion Potential, ODP

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

Acidification Potential for Soil and Water, AP

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

Eutrophication potential, EP

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

🖀 Photochemical Ozone Creation Potential, POCP

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

😹 Abiotic Depletion Potential - Elements, ADPE

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

🚓 Abiotic Depletion Potential - Fossil Fuels, ADPF

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

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Appendix B: Detailed Structure Scope Diagram

Parent Name structure erstructure	Sub Category Name Substructure Standard foundations Specialist foundations Lowest floor construction Insulation Basement excavation Basement retaining walls	Design V V V V V V V V V V V V V V V V	Desig X X X X
	Standard foundations Specialist foundations Lowest floor construction Insulation Basement excavation Basement retaining walls		X X X
erstructure	Specialist foundations Lowest floor construction Insulation Basement excavation Basement retaining walls		X X
erstructure	Lowest floor construction Insulation Basement excavation Basement retaining walls	\checkmark	X
erstructure	Insulation Basement excavation Basement retaining walls	\checkmark	
erstructure	Basement excavation Basement retaining walls		· ·
erstructure	Basement retaining walls	\checkmark	X
rstructure			
rstructure		√	
	Frame	√	X
	Frame	√	
	Upper floors	V	
	Floors	V	X
	Insulation	V	X
	Balconies	\checkmark	X
	Drainage to balconies	\checkmark	X
	Roof	\checkmark	X
	Insulation	\checkmark	X
	Roof structure	\checkmark	X
	Roof coverings	\checkmark	X
	Specialist roof systems	\checkmark	X
	Roof drainage	\checkmark	X
	Rooflights, skylights and openings	\checkmark	X
	Roof features	X	X
	Stairs and ramps	\checkmark	X
	Stair/ramp structures	\checkmark	X
	Stair/ramp finishes	\checkmark	X
	Stair/ramp balustrades and handrails	\checkmark	X
	Ladders/chutes/slides	\checkmark	X
	External walls	\checkmark	X
	External Paint, Textures and Renders	\checkmark	X
	External enclosing walls above ground level	\checkmark	X
	Insulation	\checkmark	X
	External enclosing walls below ground level	\checkmark	X
	Solar/rain screening		X
	External soffits		X
	Subsidiary walls, balustrades and proprietary balconies		X
	Façade access/cleaning systems		x
	Windows and external doors	∨	x
	External windows	 ✓	x x
			x x
	Security and Fly Screens		x x
	External doors	V	
	Internal walls and partitions	√	X
	Walls and partitions	√	
	Insulation	√	X
	Balustrades and handrails	√	X
	Moveable room dividers	√	X
	Cubicles	√	
	Internal doors	\checkmark	X
	Internal doors	\checkmark	X
nal finishes	Wall finishes	\checkmark	X
	Wall finishes	\checkmark	X
	Cornices & Shadowlines	\checkmark	X
	Paint - Walls	\checkmark	X
	Wet Area Walls	\checkmark	X
	Floor finishes	\checkmark	X
	Finishes to floors	\checkmark	X
	Wet Area Floors	\checkmark	X
	Raised access floors	\checkmark	X
		1	
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Parent Name	Sub Category Name	Benchmark	Improv
	Ceiling finishes	Design	Desig
	Finishes to ceilings		X
	False ceilings		X
	Demountable suspended ceilings	\checkmark	X
gs, furnishings and	Fittings, furnishings and equipment	\checkmark	X
oment	General fittings, furnishings and equipment	\checkmark	X
	Domestic kitchen fittings and equipment	\checkmark	X
	Special purpose fittings, furnishings and equipment	×	X
	Signs/notices	X	X
	Works of art	X	
	Non-mechanical and non-electrical equipment	X	
	Internal planting	X	
	Bird and vermin control	×	X
tes equipment	Sanitary installations	√	
	Sanitary appliances	\sim	x x
	Sanitary ancillaries Services equipment	∨ √	x
	Services equipment	 ✓	x x
	Disposal installations	v	X
	Foul drainage above ground	\checkmark	X
	Chemical, toxic and industrial liquid waste disposal	X	X
	Refuse disposal	\checkmark	X
	Water installations	\checkmark	X
	Mains water supply	\checkmark	X
	Cold water distribution	\checkmark	X
	Hot water distribution	\checkmark	X
	Local hot water distribution	\checkmark	X
	Steam and condensate distribution	×	X
	Heat source	\checkmark	X
	Heat source	\checkmark	X
	Space heating and air conditioning	\checkmark	X
	Central heating	\checkmark	X
	Local heating	√	
	Central cooling	√	X
	Local cooling	\checkmark	X
	Central heating and cooling	\checkmark	x
	Local heating and cooling Central air conditioning	∨	x x
	Local air conditioning	√	x x
	Ventilation systems	\checkmark	X
	Central ventilation		X
	Local and special ventilation	√	X
	Smoke extract/control	\checkmark	X
	Electrical installations	\checkmark	X
	Electric mains and sub-mains distribution	\checkmark	X
	Power installations	\checkmark	X
	Lighting installations	\checkmark	X
	Specialist lighting installations	\checkmark	X
	Local electricity generation systems	V	X
	Earthing and bonding systems	✓	
	Fuel installations	X	X
	Fuel storage	X	
	Fuel distribution systems	X	
	Lift and conveyor installations	√	
	Lifts and enclosed hoists	√	X
	Escalators	√	
	Moving pavements	× ×	
	Powered stairlifts		
	Conveyors Dock levellers and scissor lifts	X	
	DOCK levellers and scissor lifts	^	· ▲

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

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











Life Cycle Assessment

33b Smith St, Highgate, WA

City of Vincent

Date : 25 October 2022 Authors : Robin Campbell (Lead) Phone : 0411 141 246 Address : 99 Loftus St, Leederville Email : info@email.com Report Id : 30453







eToolLCD Software Disclaimer

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

This LCA study has not been reviewed and as such does not meet the relevant section of the ISO14044 requirements. Caution should be taken when interpreting the LCA study report.

eTool PTY LTD cannot make assurances regarding the accuracy of these reports for the above reasons. © 2022 eTool PTY LTD and eTool All rights reserved







Executive Summary

This Life Cycle Assessment has been completed for a number of design scenarios for the Low Density Dwelling, located at 33b Smith St, Highgate, WA. The Author of the study is Robin Campbell of eTool and no critical review has been conducted.

The goal of this study is to profile and improve the environmental performance of the construction works at 33b Smith St, Highgate, WA. The life cycle performance of the project is compared to other designs. The study has been conducted in accordance with ISO 14044 and EN15978.

Characterised Impacts Per Occupan	t Per Year	Benchmark Design	Improved Design	Improved Design Savings Against Benchmark Design
Environmental Impacts				
👩 Global Warming Potential, GWP	kg CO ₂ eq	3.31e+3	1.07e+3	68%
Ozone Depletion Potential, ODP	kg CFC-11 eq	1.24e-4	1.94e-4	-57%
Acidification Potential for Soil and Water, AP	kg SO ₂ eq.	8.92e+0	4.50e+0	50%
👐 Eutrophication potential, EP	kg PO ₄ eq	2.95e+0	2.06e+0	30%
🖀 Photochemical Ozone Creation Potential, POCP	kg ethylene	5.92e-1	3.35e-1	43%
🚟 Abiotic Depletion Potential - Elements, ADPE	kg antimony	1.07e-1	7.47e-2	30%
🛃 Abiotic Depletion Potential - Fossil Fuels, ADPF	MJ	44873	14169	68%

Table 1: Summary of Results

The Improved Design shows an expected performance improvement against Business as Usual for 6 of the 7 environmental indicators.





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Improved Design Performance against Benchmark



Global Warming Potential, GWP



ODP



Soil and Water, AP

Eutrophication potential, EP





Abiotic Depletion Potential Creation Potential, POCP - Elements, ADPE



Abiotic Depletion Potential - Fossil Fuels, ADPF







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1 Introduction

Managing the environmental impacts that arise from the construction and operation of Building is of key importance in mitigating the damage caused directly and indirectly on the biosphere. Life Cycle Assessment (LCA) is the leading industry standard in clearly identifying optimum strategies for reducing environmental impacts. This report presents the results of the LCA completed for the Improved Design, City of Vincent Project located at 33b Smith St, Highgate, WA. eToolLCD software has been used to model the infrastructure's environmental impacts.

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

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

The Author of the study is Robin Campbell of eTool and no critical review has been conducted.

2 Goal of the study

The goal of this study is to provide profile and improve the environmental performance of the construction works at 33b Smith St, Highgate, WA. The life cycle performance of the project is compared to other designs and as such this is a comparative study. The results of the study are intended to be made public.

3 Scope of the study

The LCA study has been conducted in accordance with the EN 15978 standard to assess the direct and indirect potential environmental impacts associated with the construction works at 33b Smith St, Highgate, WA as part of the City of Vincent project.

3.1 Functional Unit

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

The estimated design life of the design is 55 years which has been adopted for the LCA study period. This takes into consideration the structural service life limit (150 years), as well as redevelopment pressure on the asset such as surrounding density, asset ownership structures, and the architectural design quality.

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

3.2 System Boundary

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





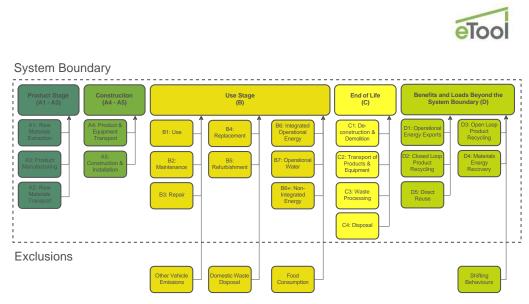


Figure 1: System Boundary Diagram

3.3 Environmental Indicators

The environmental indicators have been included in the study are detailed in Table 2. For further information regarding the environmental indicators please refer to Appendix A.

Environmental Indicator	Unit	Abbreviation	Characterisation Method			
Environmental Impacts						
耐 Global Warming Potential, GWP	kg CO ₂ eq	GWP	CML-IA baseline V4.5			
 Ozone Depletion Potential, ODP 	kg CFC-11 eq	ODP	CML-IA baseline V4.5			
្ឋ្រាំ Acidification Potential for Soil and Water, AP	kg SO ₂ eq.	AP	CML-IA baseline V4.5			
	kg PO ₄ eq	EP	CML-IA baseline V4.5			
Photochemical Ozone Creation Potential, POCP	kg ethylene	РОСР	Institute of Environmental Sciences (CML)			
큚 Abiotic Depletion Potential - Elements, ADPE	kg antimony	ADPE	CML-IA baseline V4.5			
<u>₩</u> Abiotic Depletion Potential - Fossil Fuels, ADPF	MJ	ADPF	CML-IA baseline V4.5			

Table 2: Environmental Indicators Included in LCA study.

3.4 System Description

The object of the assessment is the Low Density Dwelling, located at 33b Smith St, Highgate, WA. The assessment includes all the upstream and downstream processes needed to provide the primary function of the structure from construction, maintenance, operation, and finally demolition and disposal associated with the low density dwelling. The inventory includes the extraction of raw materials or energy and the release of substances back to the environment or to the point where inventory items exit the system







boundary either during or at the end of the project life cycle.

The area of the project is the City of Vincent local government in Western Australia. This local government authority covers an area of approximately 10.4 square kilometres in metropolitan Perth, the capital of Western Australia, and lies about 3 km from the Perth CBD. It includes the suburbs of Highgate, Leederville, Mount Hawthorn, North Perth, as well as parts of Coolbinia, East Perth, Mount Lawley, Osborne Park, Perth and West Perth. The City of Vincent maintains 139 km of roads and 104 ha of parks and gardens.

New developments in the area must comply with the city's built form policy released in 2020.

The project location is shown in figures 2 and 3.

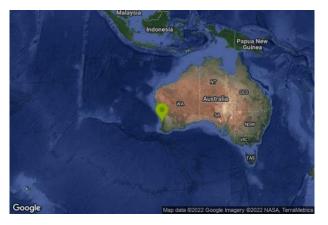


Figure 2: Location of the project - Global View.



Figure 3: Location of the project - Locality View.

4 Townhouses. U3 is 3br, 2.5 bath. U4 is 3br, 2.5 bath. U5 is 3br, 3 bath. U6 is 3br, 2.5 bath. Each unit has a carport space on the ground level and there is 1 extra shared parking space for visitors.

Table 3 below shows the key characteristics of the design.



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	Business as Usual	Improved Design
Stories (#)	2	2
Functional Focus	Single Family Residence	Residence
Structural Service Life Limit	100	150
Predicted Design Life	54	55
Functional Characteristics		
Dwellings	10	4
Bedrooms	30	12
Occupants	24	10
Vehicle Spaces	0	5
Total Floor Areas		
Usable Floor Area	2,140	399
Net Lettable Area	0	0
Fully Enclosed Covered Area	3,010	399
Unenclosed Covered Area	0	90
Gross Floor Area	3,010	489
Usable and Lettable Yield	71 %	82 %

Table 3: Design Characteristics Compared

Table 4 and 5 show the scope (structural and operational) of the inventory collection for the LCA. For further details on structure scope please refer to Appendix B.

Summary Structure Scope Diagram

Category Name	Benchmark Design	Improved Design
Substructure	\checkmark	X
Superstructure	\checkmark	X
Internal finishes	\checkmark	X
Fittings, furnishings and equipment	\checkmark	X
Services equipment	\checkmark	X
Prefabricated buildings and building units	×	X
Work to existing building	×	X
External works	\checkmark	X
Facilitating works	\checkmark	X
Project/design team	\checkmark	X
Undefined	X	X

Table 4: Structural scope of LCI collection

Operational Scope diagram

Key: V In Scope × Out of S		
Category Name	Benchmark Design	Improved Design
Appliances Dishwashers	\checkmark	X
Appliances Entertainment	\checkmark	X
Appliances Laundry Appliances	\checkmark	X
Appliances Office Workstations	\checkmark	X
Communications	\checkmark	X
Cooking and Food Preparation	\checkmark	X
Domestic Water Heating	\checkmark	X
Electrical Parasitic Loads	\checkmark	X
Fire Protection	X	X
HVAC	\checkmark	X
Industrial & Manufacturing Equipment	X	X
Lifts, Elevators and Conveying	X	X
Lighting	\checkmark	X
Miscellaneous	×	X
Monitoring, Control and Automation	\checkmark	X
Power Generation and Storage	\checkmark	X
Refrigeration	\checkmark	X





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Item 5.2- Attachment 5

	elool	
Category Name	Benchmark Design	Improved Design
Safety and Security	\checkmark	X
Swimming Pools	\checkmark	X
Water Pumping	\checkmark	X
Water Removal and Treatment	\checkmark	X
Water Supply	\checkmark	X
Workshops, Garage & Misc	\checkmark	X

Table 5: Operational scope of LCI collection

3.5 Cut off Criteria

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

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

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

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

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

3.6 Allocation

Allocation rules follow those of EN15804 as given below:

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

3.7 Independent Review

No independent review has been conducted of this study.







4 Inventory Analysis

The design has been modelled using the available eToolLCD elements, templates and EPDs as shown in Table 6.

eToolLCD Item Type	Count in Design						
	Benchmark	Improved Design					
Design Templates	24	129					
Equipment and People Elements	495	192					
Material Elements	841	341					
Energy Elements	38	30					
Water Elements	12	13					
EPDs	0	0					

Table 6: Count of elements, templates and EPDs in the design

The eToolLCD library templates are customisable and users may submit templates for validation. The template validation process is undertaken by experienced LCA practitioners and is a process of checking the user inputs and ensuring the assumptions are adequately referenced. Table 7 shows the extent to which validated templates were used in the model.

eToolLCD Item Type	Validated (%)						
erooneed nem rype	Benchmark	Improved Design					
Total Design Templates	8.33	50.39					
Equipment and People Elements	1.01	53.12					
Material Elements	.48	37.83					
Energy Elements	0	0					
Water Elements	0	0					

Table 7: Use of validated templates

4.1 Templates Comparison

The eToolLCD templates found in each design are provided in Table 8.

Parent Template Name	Units	Quantity		
r arene remplace nume		Improved Design		
Fittings, furnishings and equipment				
Appliances Residential Average (AUS)	#	4		
Cooking, Res Electric Oven Induction Stove	#	4		
Kitchen Medium sized (incl Equipment)	#	4		
Refrigeration, Residential Well Ventilated Fridge Recess	#	4		
Standard 1st Bathroom - WC/Shower-bath/Basin/WallTiles	#	10		
Substructure				
Concrete Floor - 100mm slab on ground 30MPa 3.8% reo (Portland Cement)	m2	313		
Staircase, Timber frame and timber treads	Other	4		
Facilitating works				
Demolition - Residential (End-of-Life)	#	4		
Superstructure				
Door - SolidCoreTimber/WoodenJam/Painted	#	32.5		
Elevated Floor, Timber Frame 300mm Bearers and Joists, <6m Span, particle board sheeting, insulated	m2	225		
Roof - TimberTruss/SteelSheeting/25degreePitch	m2	300.0833		
Wall, External, Framed, Timber 140mm studs with battens, insulation, plasterboard and paint internal finish, coloured steel sheet cladding external	m2	178.9		
Wall, External, Framed, Timber 140mm studs with battens, insulation, plasterboard and paint internal finish, fibre cement clad (9mm)	m2	396.8		
Wall, Internal, Framed, Timber Stud Plasterboard and paint finish	m2	344.21		
Windows Residential Aluminium Single Glaze fly screen	m2	95.7284620273972		
Services equipment				
Electrical Fittings - sockets power points wiring embodied only (m2)	m2	744		
LED Outdoor Lighting (Residential - Standard Efficiency), m2	m2	229.209443772257		
LED Residential Lighting (Standard Efficiency)	#	4		
Solar PV System Residential - Zone 3 (Perth Sydney etc)	Other	10		
Split System Air Source Heat Pump for Cooling, Average Efficiency (COP/EER 3.65), R32 Refrigerant	#	7		





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Item 5.2- Attachment 5

		eTool
Parent Template Name	Units	Quantity Improved Design
Split System Air Source Heat Pump for Heating, Average Efficiency (COP/EER 3.65), R32 Refrigerant	#	7
Standard Heat Pump (HWS_App)	#	4
Swimming Pool - Pumps and Filters Ultra Efficient	m2	0.001
Utilities Connection to Site Residential	#	4
Water tank - steel (embodied)	Other	1.6E-05
Water Use and Treatment (eTool Turbo)	#	4
Internal finishes		
Floor Covering - Carpet (glue down/Nylon)	m2	144
Floor Covering - Tiles (ceramic/5mm)	m2	33.7998675496689
Floor Covering - Vinyl (PVC) or Synthetic Linoleum	m2	273.74
External works		
Pool Structure - Concrete	m2	0.001
Swimming Pool Seasonal Temperature Control - No Pool Cover - Gas	m2	0.001

Table 8: Templates Comparison (showing master templates only)

4.2 eToolLCD software

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

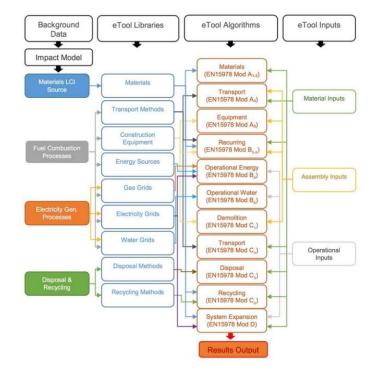


Figure 4: Relationship between LCI background data, eToolLCD software library, inputs and algorithms.

4.3 Data Quality

The data quality requirements for the background data are detailed in Table 9. Each of the criteria has been assessed for compliance and





results presented below.

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

Table 9: Summary of data quality requirements for the study.

Criteria		Compliance					
Criteria	Inventory Collection Requirement (eToolLCD User Inputs)	Benchmark	Improved Design				
Temporal Relevancy	All inputs into eToolLCD to be reflective of the project being assessed and if assumptions are made these are to be based on industry practices that are consistent with the project commissioning date.	Passed 0/5 Checks	Passed 0/1 Checks				
Geographical Relevancy	All inputs into eToolLCD must be reflective of the project being assessed and if assumptions are made these are based on the current practices employed in the project country.	Passed 0/5 Checks	Passed 0/2 Checks				
Precision	To avoid aggregated errors a high level of precision is expected inputs into eToolLCD software, being either to 3 significant figures or: • Two significant figures or nearest 10 hours for equipment run time • Two significant figures or nearest 10kg for material quantities • Two significant figures or nearest 100MJ / annum for operational energy • Two significant figures or nearest 100kL / annum for operational water use	Passed 0/4 Checks	Passed 0/1 Checks				
Completeness	Inputs to cover all life cycle phases and elements identified in the system boundary. The link between background data, eToolLCD algorithms and subsequent LCA results is not to introduce significant gaps in the data.	Passed 0/9 Checks	Passed 0/2 Checks				
Technological Relevancy	All inputs into eToolLCD must be reflective of the project being assessed and if assumptions are made these must be drawn from appropriate examples of like technology.	Passed 0/5 Checks	Passed 0/1 Checks				
Consistency	All inputs into eToolLCD must be reflective of the project being assessed and if assumptions are made these are drawn from the same reference library.	Passed 0/9 Checks	Passed 0/0 Checks				
Reproducibility	The information available about the methodology and the data values reported should allow an independent practitioner to reproduce the results reported in the study.	Passed 0/9 Checks	Passed 0/1 Checks				

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

4.4 Completeness

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

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





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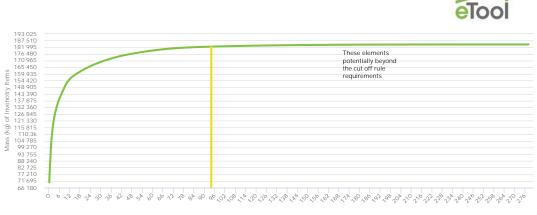
Two major tests were run to determine the compliance with the above cut-off rules.

4.3.1 Inventory Mass Quantities

The cumulative mass of inventory entries is shown in Figure 5. Given that 184 material elements within the LCA base design make up the last 1% of mass inventory entries a high level of confidence exists that the cut off rules have been upheld.





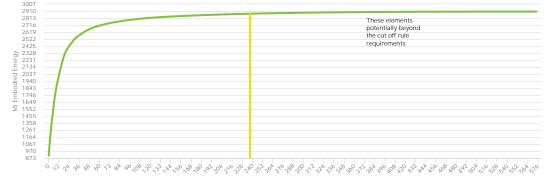


- Cumulative Mass Inventory Inputs - 99% of Mass (Cut off rule requirement)

Figure 5: Cumulative Mass Inventory Entries. In this case 65.95% make up the last 5% of mass inventory entries.

4.3.2 Inventory Energy Analysis

The cumulative embodied energy of inventory entries is shown in Figure 6. Given that 337 elements within the LCA base design make up the last 1% of embodied energy inventory entries a high level of confidence exists that the cut off rules have been upheld.



- Cumulative Energy Inventory Inputs - 99% of Energy (Cut off rule requirement)

Figure 6: Cumulative Energy Inventory Entries. In this case 58.61% make up the last 5% of energy inventory entries.

5 Life Cycle Impact Assessment

The Life Cycle Impact Assessment (LCIA) results are provided in Table 11 and subsequent tables in the EN15978 reporting format. The heat map highlights the highest impacts for each indicators assessed and conversely in the comparison tables the highest savings observed. For further details on the LCIA please refer to interpretation.







5.1 Improved Design Environmental Impacts Indicators

Characterised Impacts Per Occupant Per Year		Materials and Construction			Use Stage								End of Life Stage				Benefits and Loads Beyond the System Boundary	Total	
Deer	dana anda		A1-A3	A4	A5	B1	B2	B3	B4	B5	B6	B6+	B7	C1	C2	СЗ	C4	D	
	cwp	ha 60 . an	C 40 10	4.24.12	05 740				5.05 V.D		0.40.10	0.00.10	4.66		50.000		60.005	75.073	2.24.1.2
44	GWP	kg CO ₂ eq	6.18e+2	1.24e+2	95.742	0	0	MNA	5.06e+2	0	9.40e+2	8.22e+2	1.66e+2	0	50.083 7.97e-	0	69.335	-75.873	3.31e+3
0	ODP	kg CFC-11 eq	3.00e-5	1.91e-5	1.47e-5	0	0	MNA	3.44e-5	0	4.88e-6	6.59e-6	3.61e-6	0	7.57e- 6	0	4.61e-6	-2.26e-6	1.24e-4
(1)	AP	kg SO ₂ eq.	3.5093	0.3927	0.2682	0	0	MNA	2.4678	0	1.1599	1.5239	0.3678	0	0.1555	0	0.0906	-1.0128	8.9228
ж₽	EP	kg PO $_4$ eq	1.28e+0	9.64e-2	4.67e-2	0	0	MNA	8.26e-1	0	3.81e-1	5.09e-1	2.43e-1	0	3.47e- 2	0	1.94e-2	-4.85e-1	2.95e+0
ß	POCP	kg ethylene	2.24e-1	2.51e-2	3.61e-2	0	0	MNA	1.67e-1	0	8.29e-2	4.24e-2	2.40e-2	0	1.03e- 2	0	1.40e-2	-3.41e-2	5.92e-1
670	ADPE	kg antimony	5.86e-2	3.61e-3	2.61e-4	0	0	MNA	4.79e-2	0	4.21e-3	6.09e-3	2.88e-3	0	2.02e- 3	0	1.11e-4	-1.88e-2	1.07e-1
¥	ADPF	MJ	7674.4	1899.3	1298.7	0	0	MNA	7168.8	0	1.38e+4	1.06e+4	2002.3	0	779.5	0	464	-826.2	44873
Impr	oved Design																		
1	GWP	kg CO ₂ eq	161.66	37.76	24.868	-0.435	2.064	MNA	3.41e+2	0	29.053	751.82	1.02e+2	9.684	10.448	1.832	71.327	-477.83	1.07e+3
Ø	ODP	kg CFC-11 eq	3.98e-5	5.80e-6	2.54e-6	0	2.61e-7	MNA		0	2.33e-7	6.03e-6	2.36e-6	1.67e-6	1.66e- 6	3.68e-7	7.98e-7	-2.38e-6	1.94e-4
(AP	kg SO ₂ eq.	2.11e+0	1.23e-1	5.49e-2	0	7.52e-3	MNA	1.80e+0	0	5.39e-2	1.39e+0	2.32e-1	2.82e-2	3.21e- 2	4.43e-3	1.67e-2	-1.36e+0	4.50e+0
ж⊮₽	EP	kg PO ₄ eq	1.11e+0	0.0333	8.27e-3	0	2.18e-3	MNA	7.77e-1	0	1.80e-2	4.65e-1	1.71e-1	5.73e-3	7.13e- 3	9.63e-4	3.61e-3	-5.42e-1	2.06e+0
ſ	POCP	kg ethylene	1.50e-1	7.87e-3	1.20e-2	0	5.78e-4	MNA	1.37e-1	0	1.50e-3	3.88e-2	1.51e-2	2.18e-3	2.13e- 3	1.67e-4	1.05e-2	-4.30e-2	3.35e-1
6-6	ADPE	kg antimony	3.23e-2	9.85e-4	5.14e-5	0	1.02e-4	MNA		0	2.15e-4	5.57e-3	1.97e-3	7.46e-5	3.78e- 4	1.58e-5	1.86e-5	-9.17e-3	7.47e-2
¥	ADPF	MJ	3231.7	573	236.8	0	29.5	MNA	4371.9	0	375.4	9715.4	1222.8	145.5	161.5	23.4	79.1	-5997	14169
Saviı	ngs (Improved I	Design Compared to	Benchm	nark)															
d	GWP	kg CO ₂ eq	4.56e+2	86.251	70.874	0.435	-2.064	MNA	1.64e+2	0	9.11e+2	70.229	63.105	-9.684	39.635	-1.832	-1.991	4.02e+2	67.83%
Ø	ODP	kg CFC-11 eq	-9.77e-6	1.33e-5	1.22e-5	0	-2.61e-7	MNA	-1.01e-4	0	4.64e-6	5.63e-7	1.25e-6	-1.67e- 6	6.31e- 6	-3.68e- 7	3.82e-6	1.17e-7	-57.12%
.	AP	kg SO ₂ eq.	1.40e+0	2.69e-1	2.13e-1	0	-7.52e-3	MNA	6.70e-1	0	1.11e+0	1.30e-1	1.36e-1	-2.82e- 2	1.23e- 1	-4.43e- 3	7.39e-2	3.44e-1	49.56%
₩₽	EP	kg PO ₄ eq	1.70e-1	6.31e-2	3.84e-2	0	-2.18e-3	MNA	4.87e-2	0	3.63e-1	4.35e-2	7.21e-2	-5.73e- 3	2.75e- 2	-9.63e- 4	1.58e-2	5.62e-2	30.11%
ß	POCP	kg ethylene	7.42e-2	1.73e-2	2.41e-2	0	-5.78e-4	MNA	3.03e-2	0	8.14e-2	3.62e-3	8.94e-3	-2.18e- 3	8.16e- 3	-1.67e- 4	3.47e-3	8.91e-3	43.45%
6-6	ADPE	kg antimony	2.63e-2	2.62e-3	2.10e-4	0	-1.02e-4	MNA	5.58e-3	0	3.99e-3	5.20e-4	9.08e-4	-7.46e- 5	1.64e- 3	-1.58e- 5	9.24e-5	-9.61e-3	30.04%
Ħ	ADPF	MJ	4442.8	1326.3	1061.9	0	-29.5	MNA	2796.9	0	1.34e+4	907.5	779.5	-145.5	617.9	-23.4	384.9	5170.8	68.42%

Table 11: Environmental Impacts Impact of Each Life Cycle Phase. INA: Indicator Not Assessed. MNA: Module Not Assessed. Impact Key: 짧 Top 10% 또 Top 20% ※ Top 30% Savings Key: 짧 Top 10% 또 Top 20% & Top 30%

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6 Life Cycle Interpretation

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

Impact Time Series Chart:

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

Top Five Charts

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

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

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





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6.1 Global Warming Potential, GWP Profile Business as Usual Improved Design TIME SERIES CHART 3k 2k CO2 E0 1k Ok 10 15 20 25 30 35 40 45 50 55 Yea → Top 5 Life Cycle Modules B6+ Services equipment B4 Superstructure A1-A3 Internal finishes B7 Substructure Fittings, furnishings and equipment C4 Other Other ➡ Top 5 Operational Demands → Top 5 Operational Supply Sources Black Coal | Combusted for Electricity Generation - 3 Appliances | Entertainment Natural Gas | Combusted in Single Stage Turbine Refrigeration Solar Photo Voltaic | For Electricity Generation HVAC Biogas | Combusted for Electricity Generation Domestic Water Heating Appliances | Laundry Appliances Diesel | Mobile Other Other 耐 Top 5 Equipment & People Electrical Equipment, Small Glazing Plaster and Mineral Derived Products Front End Loader, Articulated, 25t, Diesel Finished Products Excavator, 15t, Diesel Gases Offsite Manufacturing / Pref.. Concrete Pump, Diesel Concrete Other Other



eTool



6.2 Ozone Depletion Potential, ODP Profile Business as Usual Improved Design TIME SERIES CHART ОЩ KG CFC-11 Er 000 10 15 20 25 30 35 40 45 50 55 Year Top 5 Life Cycle Modules Top 5 Construction Categories Fittings, furnishings and equipment R4 A1-A3 Services equipment B6+ Superstructure A4 Internal finishes Α5 Other Other Top 5 Operational Demands Top 5 Operational Supply Sources Black Coal | Combusted for Electricity Generation - 3 Appliances | Entertainment Diesel | Mobile Refrigeration Solar Photo Voltaic | For Electricity Generation Water Removal and Treatment Heating Oil | Combusted for Electricity Generation HVAC Natural Gas | Combusted in Single Stage Turbine Domestic Water Heating Other Other 🐞 Top 5 Materials Top 5 Equipment & People Gases Electrical Equipment, Small .. Front End Loader, Articulated, 25t, Diesel Finished Products Timber Excavator, 15t, Diesel Paints and Finishes Concrete Pump, Diesel Crane, Diesel Concrete Other Other

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6.3 Acidification Potential for Soil and Water, AP Profile

Business as Usual
Improved Design







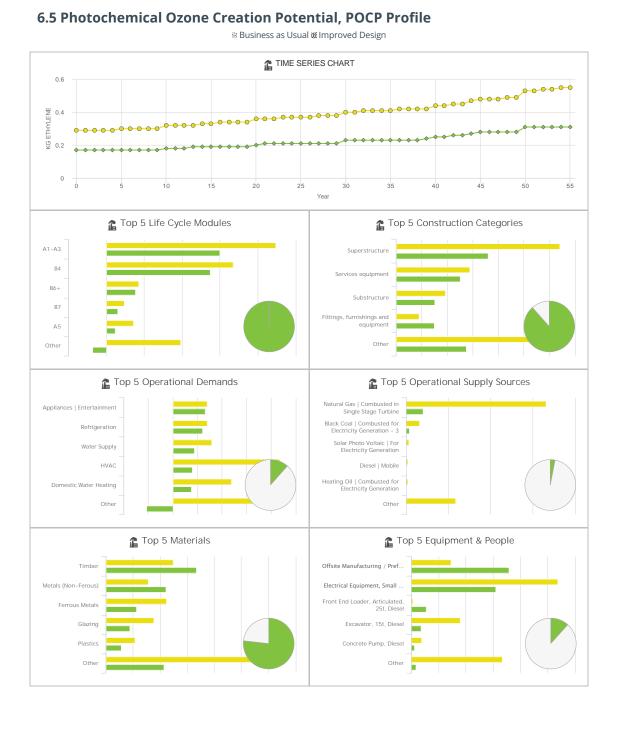


6.4 Eutrophication potential, EP Profile Business as Usual Improved Design → TIME SERIES CHART 3 2.5 KG PO4 EQ 2 1.5 1 10 15 25 30 35 40 45 50 55 Year ➡ Top 5 Life Cycle Modules ➡ Top 5 Construction Categories A1-A3 Services equipment Fittings, furnishings and equipment B4 B6+ Superstructure B7 Substructure A4 Internal finishes Other Other → Top 5 Operational Demands MB Top 5 Operational Supply Sources Black Coal | Combusted for Electricity Generation - 3 Appliances | Entertainment Natural Gas | Combusted in Single Stage Turbine Refrigeration Biogas | Combusted for Electricity Generation Water Removal and Treatment Solar Photo Voltaic | For Electricity Generation HVAC Domestic Water Heating Diesel | Mobile Other Other 🗯 Top 5 Materials → Top 5 Equipment & People Metals (Non-Ferous) Electrical Equipment, Small .. Front End Loader, Articulated, 25t, Diesel Ferrous Metals Finished Products Excavator, 15t, Diesel Timber Concrete Pump, Diesel Trench Digger / Miniloader, Diese Plaster and Mineral Derived Products Other Other



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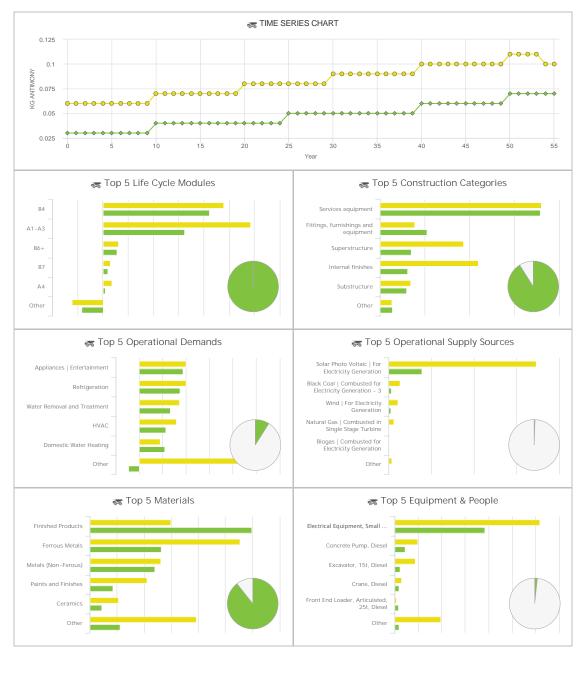


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7 Low Impact Strategies

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

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







8 Conclusions

The Improved Design shows an expected performance improvement against Business as Usual for 6 of the 7 environmental indicators.







9 References

9.1 Background LCI Data

Life Cycle Strategies, 2015, Australasian LCI - V15 - Life Cycle Strategies (BETA)

9.2 Inventory - Design Documentation

No design documents were recorded.

9.3 Inventory - Assumptions

, 2008, Energy Use in the Australian Residential Sector 1986 To 2020 (Report), Super Efficient Equipment and Appliance Deployment, Clean Energy Ministerial, 2013, Heat Pump Water Heaters: Summary and Comparison of International Test Standards, Web Link. 2006, Life Expectancy of Building Components, https://costmodelling.com/lifespans, Web Link. 2007, Study of Life Expectancy of Home Components, Web Link. 2013, Truck-mounted concrete pump 47 M5 XXT with optimised boom and innovative support, Web Link. 2018, Rawlinsons Construction Cost Guide 2019, Perth, WA, Web Link. Australian Government, Equipment Energy Efficiency, 2018, Decision Regulation Impact Statement: Swimming pool pumps, Web Link. Bauer Marc, Bödeker Jan Maurice, International Aluminium Institute, Pehnt Dr. Martin, 2010, Aluminium and Renewable Energy Systems -Prospects for the Sustainable Generation of Electricity and Heat, Heidelberg, Web Link. BlueScope Steel, 2013, Lysaght Products, Web Link. BlueScope Steel, Colorbond Steel Warranty, Port Kembla, NSW, Web Link. Commonwealth of Australia , 2012, Air-Source Heat Pump Water Heaters in Australia and New Zealand, Canberra, Web Link. Cost Modelling, 2012, Typical Life Expectancy of Building Components - Floor & Ceiling Finishes, Web Link. Cost Modelling, 2012, Typical Life Expectancy of Building Components - Wall Finishes, Web Link. Daisy Pool Covers, 2020, The Facts about Pool Blankets, Web Link. DEFRA, Energy Saving Trust, 2008, Measurement of Domestic Hot Water Consumption in Dwellings, Web Link. Estimating Demolition Costs for Single Residential Buildings, Deakin University, Web Link. Field F, Gregory J, Kirchain R, Nicholson A, Olivetti E, 2009, End of Life Allocation Methods: Open Loop Recycling Impacts on Robustness of Material Selection Decisions, General Information (Door hinge loads), Web Link. Graedel Thomas E, 2011, Recycling Rates of Metals, Web Link. Grant Tim, Pears Alan, 2006, Allocation Issues in Life Cycle Assessment - Benefits of Recycling and the Role of Environmental Rating Schemes. Home Interiors, Tile Adhesive and Grout Calculator, Web Link. Malabago Nolasco K. , 2016, Refrigerant Recovery and Recycling Machine: An Innovation, Cebu, Web Link. PACIA, 2007, Plastic Recycling Rates, Rawlinsons, 2011, Rawlinsons Australian Construction Handbook, Perth, Reinforcing Steel Bars Weights and Dimensions, Web Link. Reinforcing Steel Bars Weights and Dimensions, Web Link. The Roofing Professionals, THE DIFFERENCE BETWEEN COLORBOND AND ZINCALUME, Web Link. Tiles LTP, Tile Coverage Calculator, Web Link. Villaume Gayle, 2011, 2010 Recycling Data - Australian Packaging Covenant,

9.4 Environmental Product Declarations

No EPD references were recorded.





Item 5.2- Attachment 5



Appendix A: Environmental Indicators Description

🚽 Global Warming Potential, GWP

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

Ozone Depletion Potential, ODP

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

Acidification Potential for Soil and Water, AP

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

Eutrophication potential, EP

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

🖀 Photochemical Ozone Creation Potential, POCP

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

😹 Abiotic Depletion Potential - Elements, ADPE

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

🚓 Abiotic Depletion Potential - Fossil Fuels, ADPF

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

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Appendix B: Detailed Structure Scope Diagram

Parent Name	Sub Category Name	Benchmark Design	Improv Desigi
ubstructure	Substructure	V	X
	Standard foundations		X
	Specialist foundations	\checkmark	X
	Lowest floor construction	v	X
	Insulation	v	X
	Basement excavation	v	X
	Basement retaining walls	v	X
perstructure	Frame	V	x
Jei su ucture		V	x x
	Frame		x x
	Upper floors	√	x x
	Floors	V	
	Insulation	V	X
	Balconies	√	X
	Drainage to balconies	✓	
	Roof	✓	X
	Insulation	\checkmark	X
	Roof structure	\checkmark	X
	Roof coverings	\checkmark	X
	Specialist roof systems	\checkmark	X
	Roof drainage	\checkmark	X
	Rooflights, skylights and openings	\checkmark	X
	Roof features		X
	Stairs and ramps	\checkmark	X
	Stair/ramp structures	\checkmark	X
	Stair/ramp finishes	\checkmark	X
	Stair/ramp balustrades and handrails	\checkmark	X
	Ladders/chutes/slides	\checkmark	X
	External walls	\checkmark	X
	External Paint, Textures and Renders	\checkmark	X
	External enclosing walls above ground level	\checkmark	X
	Insulation	\checkmark	X
	External enclosing walls below ground level	\checkmark	X
	Solar/rain screening		X
	External soffits	\sim	X
	Subsidiary walls, balustrades and proprietary balconies	\checkmark	X
	Façade access/cleaning systems	v	X
	Windows and external doors	v	X
	External windows	V	x x
		V	x x
	Security and Fly Screens	V	x x
	External doors		x x
	Internal walls and partitions	√	x x
	Walls and partitions	√	
	Insulation	√	X
	Balustrades and handrails	√	X
	Moveable room dividers	V	X
	Cubicles	✓	X
	Internal doors	√	X
	Internal doors	\checkmark	X
rnal finishes	Wall finishes	\checkmark	
	Wall finishes	\checkmark	X
	Cornices & Shadowlines	\checkmark	X
	Paint - Walls	\checkmark	X
	Wet Area Walls	\checkmark	X
	Floor finishes	\checkmark	X
	Finishes to floors	\checkmark	X
	Wet Area Floors	\checkmark	X
	Raised access floors	\checkmark	X
	1	1	
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the report.

Parent Name	Sub Category Name	Benchmark	Improv
Farent Name		Design	Desig
	Ceiling finishes Finishes to ceilings	\sim	x x
	False ceilings	\checkmark	X
	Demountable suspended ceilings	· · · · · · · · · · · · · · · · · · ·	X
ings, furnishings and	Fittings, furnishings and equipment	✓	X
uipment	General fittings, furnishings and equipment	\checkmark	X
	Domestic kitchen fittings and equipment	\checkmark	X
	Special purpose fittings, furnishings and equipment	X	X
	Signs/notices	X	X
	Works of art	X	X
	Non-mechanical and non-electrical equipment	X	X
	Internal planting	X	X
	Bird and vermin control	×	
vices equipment	Sanitary installations	√	
	Sanitary appliances	\sim	x x
	Sanitary ancillaries Services equipment	 ✓	x x
	Services equipment	v	x x
	Disposal installations	\checkmark	X
	Foul drainage above ground	\checkmark	X
	Chemical, toxic and industrial liquid waste disposal	X	X
	Refuse disposal	\checkmark	X
	Water installations	✓	X
	Mains water supply	\checkmark	X
	Cold water distribution	\checkmark	X
	Hot water distribution	\checkmark	X
	Local hot water distribution	\checkmark	X
	Steam and condensate distribution	X	X
	Heat source	✓	X
	Heat source	√	×
	Space heating and air conditioning	√	X
	Central heating	√	X
	Local heating	√	
	Central cooling	\sim	x x
	Local cooling		x x
	Central heating and cooling Local heating and cooling	 ✓	x x
	Central air conditioning		X
	Local air conditioning		X
	Ventilation systems	\checkmark	X
	Central ventilation	\checkmark	X
	Local and special ventilation	\checkmark	X
	Smoke extract/control	\checkmark	X
	Electrical installations	\checkmark	X
	Electric mains and sub-mains distribution	\checkmark	×
	Power installations	\checkmark	X
	Lighting installations	\checkmark	X
	Specialist lighting installations	\checkmark	X
	Local electricity generation systems	\checkmark	X
	Earthing and bonding systems	V	X
	Fuel installations	× ×	
	Fuel storage	X	
	Fuel distribution systems	×	X
	Lift and conveyor installations	\checkmark	
	Lifts and enclosed hoists Escalators		
		∨ √	
	Moving pavements Powered stairlifts	×	x x
	Powered stairints Conveyors	x	x x
	Dock levellers and scissor lifts	x x	x x
	Society and subsoring		1 ~

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

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

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

Comments Received in Support:	Administration Comment:
Lot Boundary Setbacks	
Comments that the lot boundary setback variations are not an issue and are a by-product of how thin the lot is, including the additional boundary wall of the store room on the rear boundary.	Noted.

Comments Received in Objection:	Administration Comment:
Street Setbacks Concerns regarding the proposed street setback of the development and that the character of this portion of Smith Street is in part defined by the significant setbacks and planting areas on lots that allow for substantial vegetation to establish in these set back areas and other parts of the lots. This vegetation contributes significantly to the amenity of the street and neighbourhood by providing a visual buffer between the street and dwellings, habitat for local bird and insect life, shade to foot paths, and an overall contribution to a reduction is any heat island effect for the area.	• The street setback is sufficient to allow for landscaping to be provided in the street setback area for Units 1 and 2, including the planting of two trees and a number of other smaller plantings. The vegetation would soften the appearance of the proposed development from street and provide an acceptable visual buffer. Between the front of the dwellings and the street boundary, 23.9 square metres of soft landscaping area would be provided, equivalent to 51.2 percent of this setback area.
 Landscaping Concerns regarding the trees indicated in the areas adjacent to the car parking and the likelihood of any real tree canopy establishing in these areas. 	• The trees located adjacent to the car parking area would assist in improving the internal amenity of this area and have not been included in the City's canopy coverage calculation. Sufficient tree canopy would be provided by the proposed trees on site. Permeable paving would be provided for the pedestrian path area to support the growth of the trees adjacent to the car parking area.
• Concerns regarding inconsistencies between the landscape concept plan and the site plan in relation to depiction of the existing verge trees. Concerns regarding the retention of the existing verge trees.	• No existing verge trees are proposed to be removed. A condition of approval is recommended requiring retention and protection of the verge trees with written approval from the City to be obtained by the applicant prior to the removal of any verge trees.
• Concerns that the lack of deep soil zones to Unit 2 would impact the establishment of any significant trees in the front setback area of the Unit.	• The street setback area is sufficient to allow for a deep soil area to be provided in this location for Unit 2. The dimensions of the deep soil area are sufficient to not impede the ability for the tree proposed in this area to reach its maximum canopy spread.

Со	Comments Received in Objection:		ministration Comment:
•	Concerns that the proposed development will not provide sufficiently similar tree canopy to what present on the site prior to demolition of the dwelling on the property.	•	A total of 17 trees of varying species and sizes, and a number of small plantings are proposed across the site including to the street setback area and lot boundaries. This landscaping would make an effective contribution to the landscaping outcome and canopy coverage on site.
•	Concerns that the provision of site vegetation is not sufficient to maintain and enhance the tree canopy and local sense of place.	•	The location of the landscaping proposed would provide improved amenity for future residents. The landscaping for Units 3 to 6 would be located adjacent to the lot boundaries and would assist with reducing the impact of the development on
•	Concerns that only 3 medium trees are proposed for the entire site thus reducing the overall tree canopy provided on the site.	•	adjoining properties. The tree planting and canopy cover is appropriate and would be commensurate with the nature of the proposal and the extent of development on site.
•	Concerns that the proposed development would set a precedent in the area for reduced planting zones, reduced tree canopy, and reduced setbacks, which will impact negatively on the current vegetation in the area and any opportunities for the future establishment of new vegetation. Further concerns that this precent would result in reduced shade to footpaths in the area, reduced tree canopy for local fauna (birds and insects), increased potential for heat island effect in the neighbourhood, and a reduction of visual buffer between the street and dwellings.	•	The proposed plantings and deep soil areas would be sufficient to 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.

Comments Received Expressing Concern:	Administration Comment	
Environmentally Sustainable Design Comments that the proposed black metal cladding for the upper floors and roof should be replaced with a material with reduced solar absorbance in order to reduce the urban heat island effect of the development.	 The development is proposed to predominantly utilise timber framed construction method which would reduce the thermal mass of the development, reducing the potential to radiate heat to adjoining properties. The development proposes a mix of colours and materials and the extent of the use of the 'Monument' colour is acceptable in considering the sustainability of the proposed development in its entirety, noting that the City's Built Form Policy in itself does not prohibit the use of this colour for cladding. 	

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

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

Comments Received in Support:	Applicant Comment:
 Lot Boundary Setbacks Comments that the lot boundary setback variations are not an issue and are a by-product of how thin the lot is including the additional boundary wall of the store room on the rear boundary. 	Agreed.

Comments Received in Objection:	Applicant Comment:
 Street Setbacks Concerns regarding the proposed street setback of the development and that the character of this portion of Smith Street is in part defined by the significant setbacks and planting areas on lots that allow for substantial vegetation to establish in these set back areas and other parts of the lots. This vegetation contributes significantly to the amenity of the street and neighbourhood by providing a visual buffer between the street and dwellings, habitat for local bird and insect life, shade to foot paths, and an overall contribution to a reduction is any heat island effect for the area. 	The street setback has been increased to 3.5m (at ground level) with the upper level further setback. The 3.5m width is sufficient for growth of trees and for a landscaped courtyard. Whilst there is a variation, the setbacks exceeds the R-Codes requirements for an R80 coding. Given the highly variable and eclectic context of this portion of Smith Street, it is not necessary to replicate the setbacks of the adjoining properties.
 Landscaping Concerns that the provision of site vegetation is not sufficient to maintain and enhance the tree canopy and local sense of place. Concerns regarding inconsistencies between the landscape concept plan and the site plan in relation to depiction of the existing verge trees. Concerns regarding the retention of the existing verge trees. Concerns that the proposed development will not provide sufficiently similar tree canopy to what present on the site prior to demolition of the dwelling on the property. Concerns regarding the trees indicated in the areas adjacent to the car parking and the likelihood of any real tree canopy establishing in these areas. Concerns that the lack of deep soil zones to Unit 2 would impact the establishment of any significant trees in the front setback area of the Unit. Concerns that only 3 medium trees are proposed for the entire site thus 	Across the site, the proposal incorporates 13.6% deep soil landscaping and 34% canopy coverage. This is consistent with the measures set out in the City's Built Form Policy. Refer also to street setback comments above.



Comments Received in Objection:	Applicant Comment:
 reducing the overall tree canopy provided on the site. Concerns that the proposed development would set a precedent in the area for reduced planting zones, reduced tree canopy, and reduced setbacks, which will impact negatively on the current vegetation in the area and any opportunities for the future establishment of new vegetation. Further concerns that this precent would result in reduced shade to footpaths in the area, reduced tree canopy for local fauna (birds and insects), increased potential for heat island effect in the neighbourhood, and a reduction of visual buffer between the street and dwellings. 	

Comments Received Expressing Concern:	Applicant Comment
Environmentally Sustainable Design	
• Comments that the proposed black metal cladding for the upper floors and roof should be replaced with a material with reduced solar absorbance in order to reduce the urban heat island effect of the development.	A sustainability report (Lifecycle Assessment) has been submitted to the City which demonstrates a potential life cycle saving of 65% (CO2 emissions). This exceeds the 50% target under the City's policy. Dark roofs can be overcome by appropriate materials and insulation and these are important for the architectural character.

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

Determination Advice Notes:

- 1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
- 2. If the 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.
- 6. 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. The visual privacy requirements of Clause 5.4.1 C1.2 of the R Codes Volume 1 states that "screening devices such as obscure glazing, timber screens, external blinds, window hoods and shutters are to be at least 1.6m in height, at least 75 percent obscure, permanently fixed, made of durable material and restrict view in the direction of the overlooking into any adjoining property.
- 12. A 'clear sight line' means:
 - Continuous horizontal or vertical gaps that constitute a minimum of 50 percent of the total surface area;
 - A minimum gap size of 40mm;
 - If slats are orientated to be deeper than they are wide, the distance between the slats must be no less than two-times the depth of the slat;
 - Clear non-reflective glass.

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Determination Advice Notes:

- 13. Visually permeable is defined as "in reference to a wall, gate, door or fence that the vertical surface has continuous vertical or horizontal gaps of 50mm or greater width occupying not less than one third of the total surface area; continuous vertical or horizontal gaps less than 50mm in width, occupying at least one half of the total surface area in aggregate; or a surface offering equal or lesser obstruction to view; as viewed directly from the street".
- 14. All new crossovers to lots are subject to a separate application to be approved by the City. All new crossovers shall be constructed in accordance with the City's Standard Crossover Specifications, which specify that the portion of the existing footpath traversing the proposed crossover (subject to the Footpath being in good condition as determined by the Infrastructure and Environment Services Directorate), must be retained. The proposed crossover levels shall match into the existing footpath levels. Should the footpath not to be in satisfactory condition, it must be replaced with in-situ concrete panels in accordance with the City's specification for reinstatement of concrete paths.
- 15. 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.
- 16. The applicant and owner are advised that sufficient parking can be provided on the subject site and as such the City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the residential dwellings. This information should be provided to all prospective purchasers, and it is recommended that a notice be placed on Sales Contracts to advise purchasers of this restriction.

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1.

5.3 NO. 165 (LOT 5; D/P 63704) LAKE STREET, PERTH - ALTERATIONS AND ADDITIONS TO SINGLE HOUSE (GARAGE)

Attachments:

- Consultation and Location Map 🗓 🔛
- 2. Development Plans 🕂 🛣
- 3. Determination Advice Notes <u>U</u>

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 (Garage) at No. 165 (Lot: 5; D/P: 63704) Lake Street, Perth, in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 3:

1. Development Plans

This approval is for Alterations and Additions to Single House (Garage) as shown on the approved plans dated 21 December 2022. No other development forms part of this approval;

2. Boundary Walls

The surface finish of boundary walls facing an 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 shall be fibre cement cladding, as shown on the approved schedule of materials, or material as otherwise approved, to the satisfaction of the City;

3. Colours and Materials

The colours, materials and finishes of the development shall be in accordance with the approved schedule of materials and colours that forms part of this approval, to the satisfaction of the City;

4. 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;

- 5. Car Parking and Access
 - 5.1 The layout and dimensions of all driveways and parking areas shall be in accordance with AS2890.1;
 - 5.2 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 owner/occupier to the satisfaction of the City;
 - 5.3 No good 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 yards, where provided;
- 6. Right of Access Easement

Prior to use of the approved development, an easement benefit/burden shall be registered against the titles of Nos. 165 and 167 Lake Street, Perth to formalise the existing vehicle access arrangement over driveway areas and legal right of access, to the satisfaction of the City. All costs associated with the easement shall be at the owners/occupier's expense; and

7. Landscaping

All landscaping works shall be undertaken in accordance with the approved plans dated 21 December 2022, prior to the use of the approved development and maintained thereafter to the satisfaction of the City.

EXECUTIVE SUMMARY:

To consider an application for development approval for the Alterations and Additions to a Single House at No. 165 Lake Street, Perth (the subject site) that is heritage listed under the City of Vincent's Heritage List (Management Category A).

The proposal would involve the demolition of the existing single car garage at the rear of the site. The proposal also seeks approval for the construction of a new single garage in the same location as the existing. The proposed development plans are included as **Attachment 2**.

The existing garage was built in the 1980s and does not contribute to the heritage significance of the place, which is instead attributed to the existing single house. The demolition of the garage is supported due to its location to the rear of the property and given the demolition has no impact to the heritage significance of the place.

The proposed replacement garage provides a building form that is largely consistent with the existing garage proposed to be demolished. The proposal seeks a design principle assessment against planning elements relating to sight lines, outbuildings and development on rights of ways.

The proposed garage has been designed to be consistent with the established right of way (ROW) streetscape, reduce amenity impacts to adjoining properties and facilitate safe vehicle movements. This satisfies the relevant design principles and local housing objectives through the design approach.

The proposed modifications are acceptable as they meet the objectives of the City's Local Planning Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties (Heritage Management Policy), which ensures the preservation of heritage value while enabling improvements to the dwelling.

PROPOSAL:

The application proposes the demolition of an existing garage and the construction of a new replacement garage to an existing single house on a heritage protected place at No. 165 Lake Street, Perth. The proposed development plans are included as **Attachment 2**.

Landowner:	Michael Schoch		
Applicant:	Michael Campbell		
Client:	Michael Schoch		
Date of Application:	21 December 2022		
Zoning:	MRS: Urban		
	LPS2: Zone: Residential R Code: R50		
Built Form Area:	Residential		
Existing Land Use:	Single Dwelling		
Proposed Use Class:	Single Dwelling – 'P'		
Lot Area:	366m ²		
Right of Way (ROW):	Yes		
	West – 3 metres wide, sealed, and drained. City owned		
City of Vincent Heritage List:	Yes, Management Category A		
State Register of Heritage	No		
Places:			

BACKGROUND:

Site Context and Zoning

The subject site is bound by Lake Street to the east, a single house to the north, a ROW to the west and grouped dwellings to the south. A location plan is included as **Attachment 1**.

The subject site and adjoining properties are zoned Residential R50 under the City's Local Planning Scheme No. 2 (LPS2) and are within the Residential Built Form Area under the City's Policy No. 7.1.1 – Built Form (Built Form Policy).

The subject site accommodates an existing two-storey terrace style dwelling. The original dwelling is located to the east of the site, orientating to Lake Street and features a rear addition as well as a detached single garage located to the west of the property adjacent to the ROW.

Heritage Listing

The subject site is listed of the City's Heritage List as part of the Lake Street Orange Orchard Estate Precinct which includes four pairs of terrace style dwellings.

The subject site is one of two semi-detached dwellings at No. 165-167 Lake Street, Perth that were built in 1902 and are an example of a Federation Filigree terrace. The <u>Statement of Significance</u> details that the pair of dwellings make a significant contribution to the Lake Street streetscape and character of the area.

The adjoining semi-detached pairs of dwellings at Nos.169-173, 175-179 and 181-185 Lake Street to the north of the subject site are characterised as Federation Bungalow style dwellings. The Statement of Significance details that the four pairs of terrace style dwellings contribute to the Lake Street streetscape and character of the area.

The existing garage that is proposed to be demolished was a later addition constructed in the 1980s. The existing garage does not form part of the heritage significance of the place and is not detailed on the Statement of Significance as having any heritage value. The dwelling also has a rear extension that does not contribute to the heritage value of the place as it was also a later addition.

The subject site is also adjacent to semi-detached houses to the north and terrace houses located to the east that are heritage listed.

DETAILS:

Summary Assessment

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

Planning Element	Deemed-to-Comply / Acceptable Outcomes (or equivalent)	Requires the Discretion of Council
Street Setback	\checkmark	
Lot Boundary Setbacks	\checkmark	
Lot Boundary Walls	\checkmark	
Building Height/Storeys	\checkmark	
Open Space	\checkmark	
Outdoor Living Areas	✓	
Vehicle Parking	✓	
Solar Access	✓	
External Fixtures	\checkmark	
Surveillance	\checkmark	
Garage Width	\checkmark	
Sight Lines		\checkmark
Design of Car Parking Spaces	\checkmark	
Outbuildings		\checkmark
Development on Rights of Ways		\checkmark

Planning Element	Deemed-to-Comply / Acceptable Outcomes (or equivalent)	Requires the Discretion of Council
Heritage Management Policy	\checkmark	

Detailed Assessment

The R Codes and Built Form Policy have two pathways for assessing and determining a development application. 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.

The planning elements of the application that do not meet the applicable deemed-to-comply standards and require the discretion of Council are as follows:

Sight Lines				
Deemed-to-Comply Standard	Proposal			
Built Form Policy Volume 1 Clause 5.8 – Sight Lines				
Developments to provide a 1.5 metre by 1.5 metre sight line area where the driveway meets the ROW.	Development would provide a 0 metre by 0 metre sight line where the driveway meets the ROW.			
Outbu	ildings			
Deemed-to-Comply Standard	Proposal			
R Codes Volume 1 Clause 5.4.3 – Outbuildings				
Large outbuilding wall heights shall not exceed 2.4 metres.	Outbuilding (garage) wall height: 2.9 metres maximum.			
Development or	Rights of Ways			
Deemed-to-Comply Standard	Proposal			
Built Form Policy Volume 1 Clause 5.13 – Development on Rights of Way				
No deemed-to-comply standard.				
The Built Form Policy provides the following local housing objective:				
Buildings to provide a 1.0 metre from a ROW.	Garage provides a nil setback to the ROW.			

The above planning elements of the proposal have been assessed against the applicable design principles and local housing objectives in the Comments section below.

The Heritage Management Policy sets out that proposed development that complies with acceptable development standards will generally be approved, and that the performance criteria describe the desired outcome to be achieved.

Unlike the Built Form Policy and R Codes, the Heritage Management Policy also requires consideration of the proposal against performance criteria even though it complies with the prescribed acceptable development standards. This is also considered in the Comments section below.

CONSULTATION/ADVERTISING:

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 14 days between 6 April 2023 and 27 April 2023. The method of consultation included a notice on the City's website and eight letters being sent to the adjoining and adjacent landowners and occupiers, as shown in **Attachment 1** in accordance with the City's Community and Stakeholder Engagement Policy.

Two submissions of support were received at the conclusion of the advertising period. One submission provided no comment. The second submission provided support for the development due to the existing dwelling being improved.

Design Review Panel (DRP):

Referred to DRP: Yes

The proposal was referred to the City's DRP Member for comment who specialises in heritage conservation and architecture. This referral related to development plans included in **Attachment 2** and requested comments on the appropriateness of the proposed design within a heritage protected place as considered against the 10 principles of good design..

The DRP Member provided the following comments in respect to the positive aspects of the proposal:

- Demolition of the garage is supported as it does not impact on the front setting of the heritage building.
- The rear location of the proposed garage is not visible from the primary street and would not obscure key view lines to the dwelling from the street.
- The garage is within a service-based ROW that traditionally would have had buildings and fences using cement or fibre board cladding. The location and design of the garage responds to this historic use of the ROW.
- The design of the garage is an improvement on what is currently in place. The scale, massing, bulk and form are appropriate to the context and replicate the current garage proposed for demolition which is acceptable.
- The colours and materials palette are supported. They are sustainable choices which are contemporary equivalents of those used traditionally in laneways. The proposed garage enhances the design quality when viewed from the ROW given it uses simple clean materials with moments of colour on downpipe and windows.
- Overall, the demolition and garage reconstruction does not impact on the heritage significance of the place.

The DRP Member provided the following comments for further consideration:

- Suggest the implementation of motion sensor security lighting that would be beneficial to improve safety to the garage and laneway.
- Vehicular movement and the ability to manoeuvre to and from the parking space.

In response to the above areas recommended for further consideration:

- The applicant and landowner have agreed to implement a motion light sensor and an advice note has been included for its provision. It has not been imposed as a condition of approval because there is no development standard in the planning policy framework that requires the provision of this.
- The City's Engineering Services team has confirmed that the proposed garage meets the Australian Standards that provides guidance on vehicle manoeuvring and is accessible.

The above comments resolve the recommendations provided by the DRP Member. The DRP Member confirmed that they were satisfied with the abovementioned responses.

A summary of the design review progress is shown in the table below.

Design Review Progress			
Supported			
Pending fu	rther attention		
Not suppo	ted		
Not relevant to this proposal			
		DRP	Member
		Referral 1	Referral 2
Principle 1 – Context & Character			
Principle 2 – Landscape Quality			
Principle 3 – Built Form and Scale			
Principle 4 – Functionality & Built C	uality		
Principle 5 – Sustainability			
Principle 6 – Amenity			
Principle 7 – Legibility			
Principle 8 – Safety			
Principle 9 – Community			
Principle 10 – Aesthetics			

LEGAL/POLICY:

- Planning and Development Act 2005;
- Heritage Act 2018;
- Planning and Development (Local Planning Schemes) Regulations 2015;
- City of Vincent Local Planning Scheme No. 2;
- Burra Charter;
- State Planning Policy 3.5 Historic Heritage Conservation;
- State Planning Policy 7.3 Residential Design Codes;
- Community and Stakeholder Engagement Policy;
- Policy No. 7.1.1 Built Form Policy; and
- Policy No. 7.6.1 Heritage Management Development Guidelines for Heritage and Adjacent Properties.

Planning and Development Act 2005

In accordance with Schedule 2, Clause 76(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Part 14 of the *Planning and Development Act 2005*, the applicant 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 and Development (Local Planning Schemes) Regulations 2015* (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.

The matters for consideration relevant to this application relate to the compatibility of the development within its setting, amenity and character of the locality, heritage significance, consistency with planning policies and advice from the DRP.

Local Planning Scheme No. 2

The objectives of the Residential zone under LPS2 are a relevant consideration for the application. These objectives are:

- To provide for a range of housing and a choice of residential densities to meet the needs of the community;
- To facilitate and encourage high quality design, built form and streetscapes throughout residential areas;
- To provide for a range of non-residential uses, which are compatible with and complementary to residential development;
- To promote and encourage design that incorporates sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and recycling;
- To enhance the amenity and character of the residential neighbourhood by encouraging the retention of existing housing stock and ensuring new development is compatible within these established areas;
- To manage residential development in a way that recognises the needs of innovative design and contemporary lifestyles; and
- To ensure the provision of a wide range of different types of residential accommodation, including affordable, social and special needs, to meet the diverse needs of the community.

Burra Charter

The Australia ICOMOS Charter for Places of Cultural Significance, the Burra Charter 2013 (the Burra Charter) sets a standard of practice for those who provide advice, make decisions about, and undertake work to places of cultural significance. The Burra Charter applies to all types of places of cultural significance, including the subject site.

In accordance with Article 22.1 of the Burra Charter, 'new work' is acceptable where it respects the cultural significance of the place. This can be done through consideration of its siting, bulk, form, scale, character, colour, texture and material. In accordance with Article 22.2 of the Burra Charter, the works should be readily identifiable but should respect the cultural significance of the place.

State Planning Policy 3.5 – Historic Heritage Conservation

State Planning Policy 3.5 – Historic Heritage Conservation (SPP 3.5) sets out principles of sound and responsible planning for the conservation and protection of Western Australia's historic heritage. These principles inform the heritage management standards of local planning policies.

State Planning Policy 7.3 – Residential Design Codes Volume 1 2023

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 would 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 that apply in the assessment of this application.

Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties

As the subject site and adjoining properties to the north are heritage listed properties, the proposal is required to be assessed against both Parts 4 and 5 of the Heritage Management Policy.

The objectives of the Heritage Management Policy are to:

- 1. Encourage the appropriate conservation and restoration of places listed on the City of Vincent Municipal Heritage Inventory (The Heritage List) in recognition of the distinct contribution they make to the character of the City of Vincent.
- 2. Ensure that works, including conservation, alterations, additions and new development, respect the cultural heritage significance associated with places listed on the City of Vincent Municipal Heritage Inventory.
- 3. Promote and encourage urban and architectural design that serves to support and enhance the ongoing significance of heritage places.
- 4. Ensure that the evolution of the City of Vincent provides the means for a sustainable and innovative process towards integrating older style buildings with new development.
- 5. Complement the State Planning Policy No. 3.5 'Historic Heritage Conservation' and the City of Vincent Residential Design Elements Policy and other associated Policies.

Part 4 of the Heritage Management Policy relates to development to heritage listed buildings. The policy includes 'acceptable development' criteria as well as the following three performance criteria:

- P1 Development is to comply with the statement of significance outlined in Heritage Assessment, Heritage Impact Statement and/or Place Record Form.
- P2 Alterations and additions to places of heritage value should be respectful of and compatible with existing fabric and should not alter or obscure fabric that contributes to the significance of the place.
- P3 To ensure the cultural heritage significance of a place is conserved and the majority of the significant parts of the heritage place and their relationship to the setting within the heritage place should be retained.

Part 5 of the Heritage Management Policy relates to development adjacent to heritage listed buildings. The policy includes 'acceptable development' criteria as well as the following three performance criteria:

- P1 New development maintains and enhances existing views and vistas to the principal façade(s) of the adjacent heritage listed place.
- P2 New development maintains and enhances the visual prominence and significance of the adjacent heritage listed place.
- P3 New development is of a scale and mass that respects the adjacent heritage listed place.

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.

This is because the delegation does not extend to proposals for the demolition of any structure or building on a heritage protected place. The application proposes the demolition of the existing garage that is located on a heritage protected place.

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:

This does not contribute to any environmental sustainability outcomes. This action/activity is environmentally neutral.

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 demolition of the existing garage would not impact upon the heritage significance of the place.
- The rear location and design of the proposed garage is respectful and compatible with buildings on-site and on the adjoining property that are of heritage value.
- The proposed garage maintains a consistent building footprint with the existing garage and maintains a nil setback to the ROW, consistent with adjoining and nearby properties.
- The proposed garage seeks to retain the existing access arrangement, which is safe in use and results in no changes needing to be made to the existing single house.
- The location and design of the proposed garage ensures visual compatibility with the surrounding properties and streetscape and does not adversely affect the amenity of adjoining properties.

Sight Lines

The proposed sight lines 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:

- <u>Reduced Traffic Volumes to ROW and Safety</u>: Reduced sight lines can be contemplated within ROWs that experience reduced pedestrian and vehicle traffic volumes. The subject ROW experiences low vehicle and pedestrian traffic as well as slower speeds of vehicle movements due to its narrow 3.0 metre width-and low-scale residential developments that adjoin the ROW which assists with potential conflict with pedestrians and vehicles. The orientation of the garage parallel to the ROW would also allow for safe vehicle movements out of the site as well as sufficient opportunities to view oncoming vehicles and pedestrians within the ROW. The City's Engineering team has confirmed that the access arrangements would ensure safety and visibility along the ROW when vehicles are entering and exiting the garage.
- Manoeuvring: The garage provides for adequate vehicle manoeuvring area as per the Australian Standards relating to the design of parking spaces (AS2890.1). A condition of approval to formalise a right of access easement over the subject property and the adjoining property at No. 167 Lake Street has been recommended. This would allow for sufficient vehicle manoeuvring into and out of their respective garages and legal rights of access over one another's driveway. This has historically only been an informal arrangement between the properties. The City has liaised with the owner of the adjoining property who understands the need for the condition and has confirmed that they are already intending to start working with the owner of the subject property to put in place the formal arrangements of access, in line with the recommended condition.

Outbuildings and Development on Rights of Ways

The proposed garage requires assessment against the Outbuilding planning element of the R Codes because it is not attached to the dwelling.

The proposed garage design would satisfy the <u>Design Principles</u> of the R Codes and the <u>Local Housing</u> <u>Objectives</u> of the Built Form Policy for the following reasons:

- <u>Streetscape Amenity:</u> The proposed garage is located to the rear of the property and is not visible from Lake Street, resulting in no visual and amenity impacts to the primary street.
- <u>ROW Character</u>: The location, height and style of the garage is consistent with the established character of the ROW. This is because there are several nearby properties including Nos. 167, 169, 173, 175 and 179 Lake Street and No. 2 Orange Avenue that contain similarly sized outbuildings, garages or buildings along the ROW that also provide for a nil setback. The proposed setback from the ROW would not impact the future functionality of the ROW which is likely to remain as a low-traffic vehicle accessway at the current width.
- <u>High-quality Design</u>: The design of the garage includes fibre cement cladding, metal cladding, red terracotta detailing and proposed planting to the adjacent wall that would contribute to a high-quality design outcome. It is respectful to the heritage place and creates visual interest when viewed from adjoining properties and the public realm, and would positively contribute to the future development context along this ROW.
- <u>Impact to Neighbouring Properties:</u> The proposed garage meets relevant deemed-to-comply lot boundary setback and boundary wall standards of the R Codes which assists in reducing visual and shadowing impacts to the adjoining properties. In addition to the setbacks provided:
 - <u>Southern Property:</u> The garage is adjacent to the southern property's rear patio which is also built up to the shared boundary and features a parapet boundary wall of a greater height to that proposed. Due to the location of the parapet wall, the adjoining southern property would not be able to view the garage from the rear outdoor living area, mitigating adverse visual impacts.
 - <u>Northern Property:</u> The proposed garage is a mirror image of the northern property's garage that is
 of a similar location and size. The northern property's garage also contains an upper floor with a
 room and balcony that overlook the proposed garage. The setback of the proposed garage to the
 northern property as well as the high-quality design would reduce adverse visual impacts to these
 spaces.
- <u>Passive Surveillance:</u> A small window is provided to the side elevation of the garage facing the ROW that introduces a level of passive surveillance to the ROW and that contributes towards the feeling of safety. At the recommendation of the DRP member, an advice note has been included for motion sensor security lighting to be provided to improve safety to the garage and laneway.
- <u>Outdoor Living Area:</u> The size of the garage does not compromise the ability to provide adequate primary garden area, soft landscaping, trees and deep soil areas. This is because the proposed garage is a like-for-like replacement of the existing garage that does not seek to extend the existing garage footprint into the primary garden area.

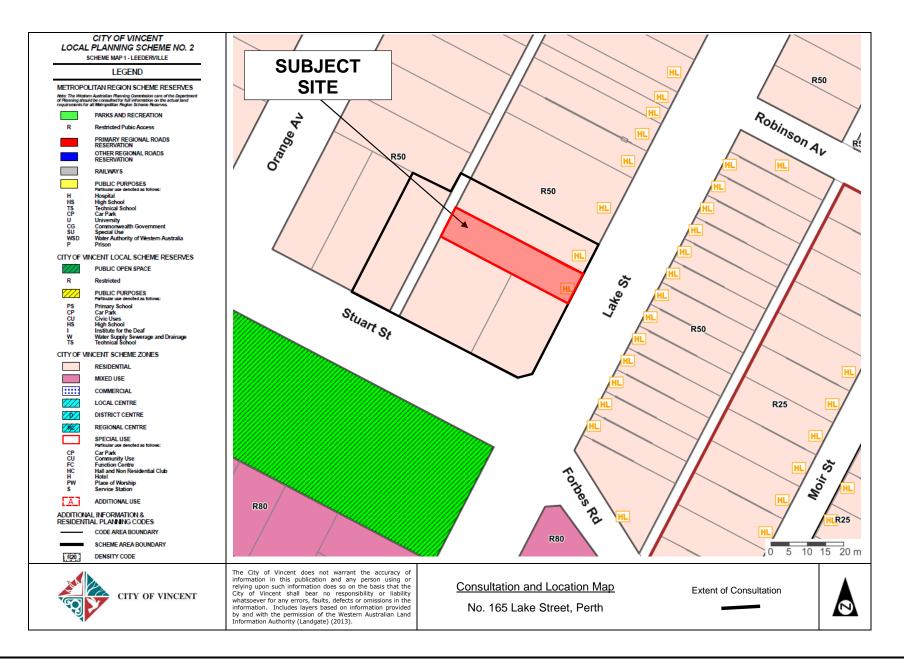
Heritage Management Policy

Parts 4 and 5 of the Heritage Management Policy set out development standards for development to heritage places and adjacent to heritage places, respectively. The Policy requires the proposal to be considered against the performance criteria.

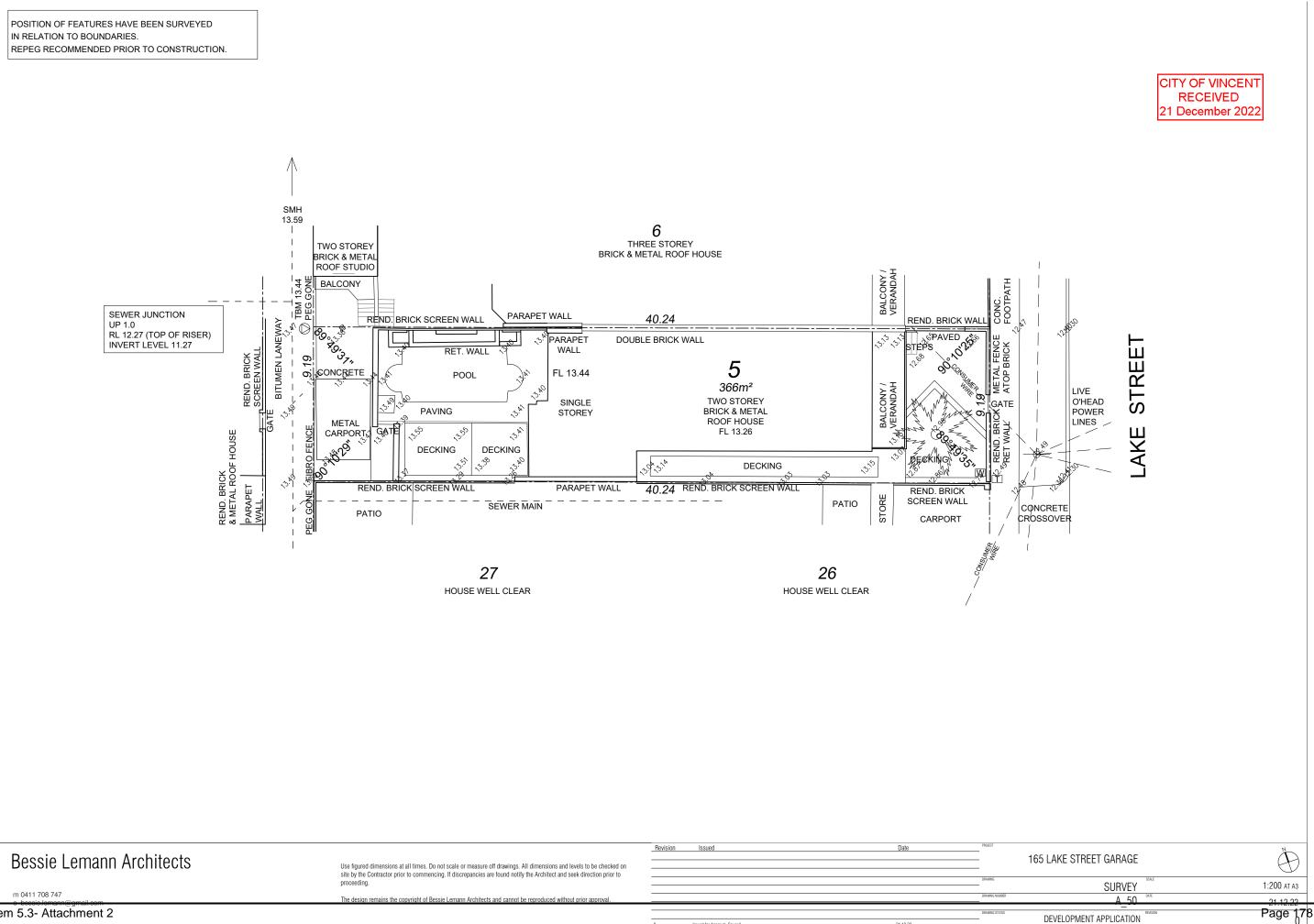
Comments are included below relating to how the proposed development to a heritage listed place meets the performance criteria and objectives of the Heritage Management Policy.

- <u>Demolition Acceptability</u>: The demolition of the existing garage would have no impact on the cultural heritage significance of the place, including no impact to the structural integrity during and after development. This is because the garage was a structure added to the site approximately 80 years after the original dwelling was constructed and does not form part of the heritage significance of the place as detailed within the Statement of Significance. The rear location of the garage is well separated from portions of building listed as having cultural heritage significance on the Statement of Significance.
- <u>Sympathetic to Existing Heritage Values</u>: The proposed alterations and additions include a mostly likefor-like rebuild of the existing garage and does not seek to expand the established building footprint. The proposed alterations and additions maintain the prominent street frontages along Lake Street and the preservation of the heritage character along the streetscape given the works are located at the rear of the subject site.
- <u>Materials & Finishes</u>: The proposed materials and finishes are consistent with surrounding developments along the ROW and complement the existing materials of the heritage dwellings. Materials and colours are contemporary in nature allowing the garage to be distinguished as 'new work' while also not mimicking or replicating historic styles.

• <u>DRP Support</u>: The City's DRP member specialising in heritage conservation advised that the proposed garage is compatible with the adjacent heritage listed building because the scale, massing, bulk and form of the proposed garage is appropriate to the context, and would be a contemporary design response.



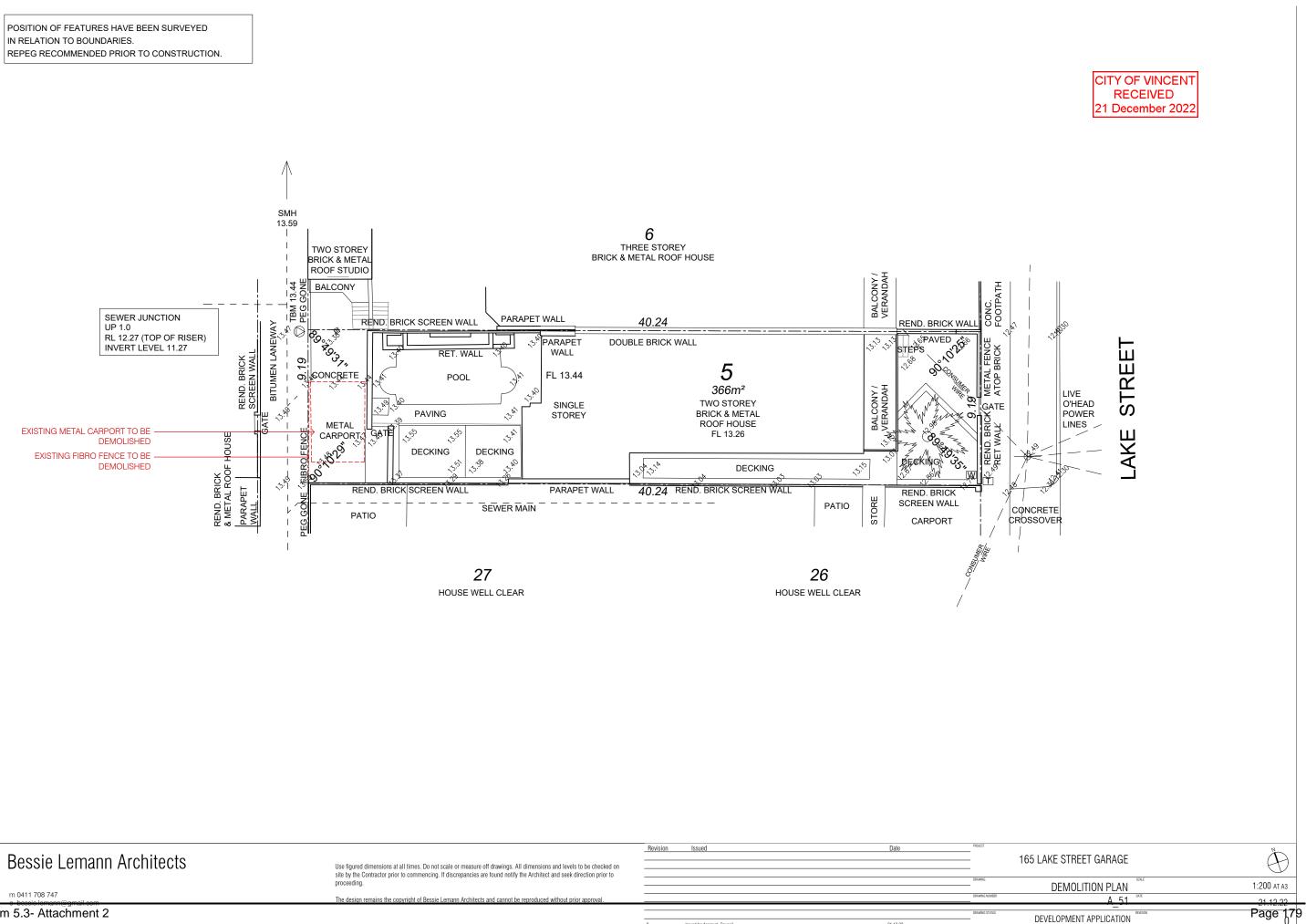




Item 5.3- Attachment 2

Issued for Approval, Council

21.12.22

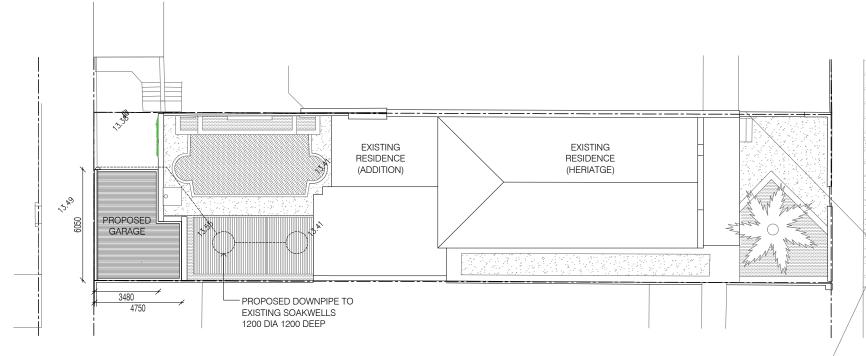


Bessie L	emann Architects
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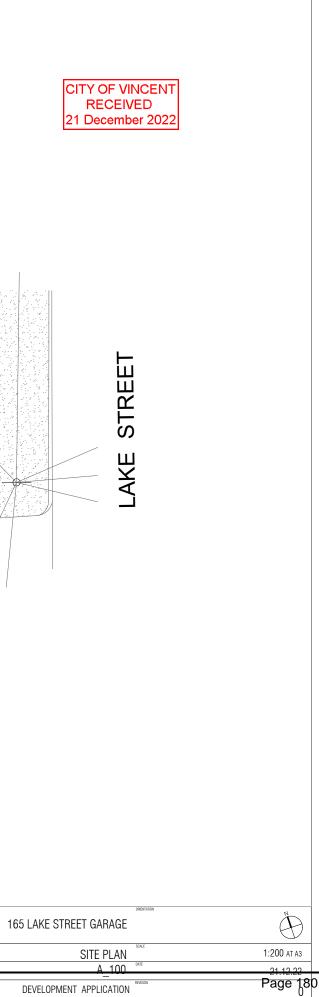
Item 5.3- Attachment 2

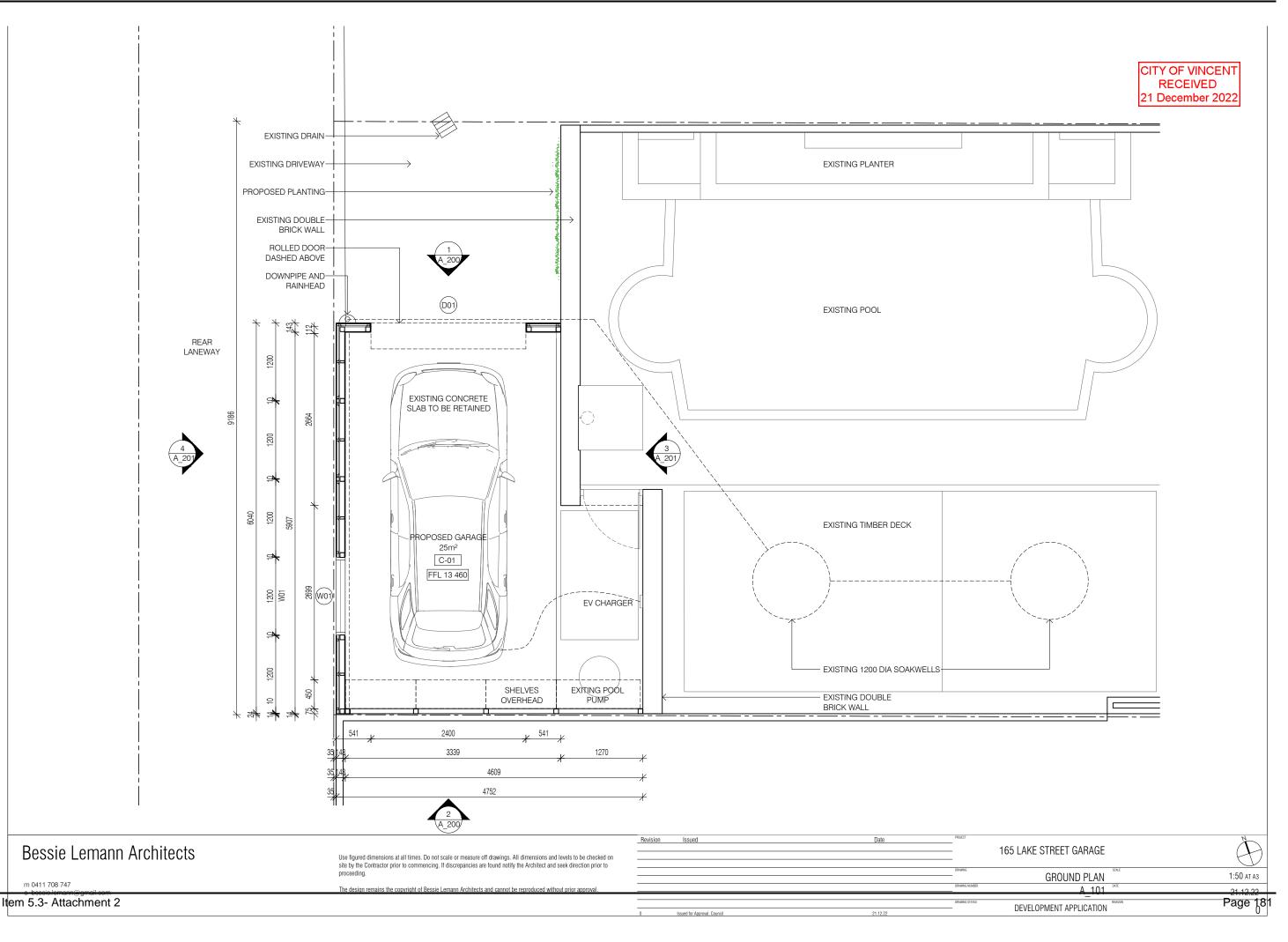
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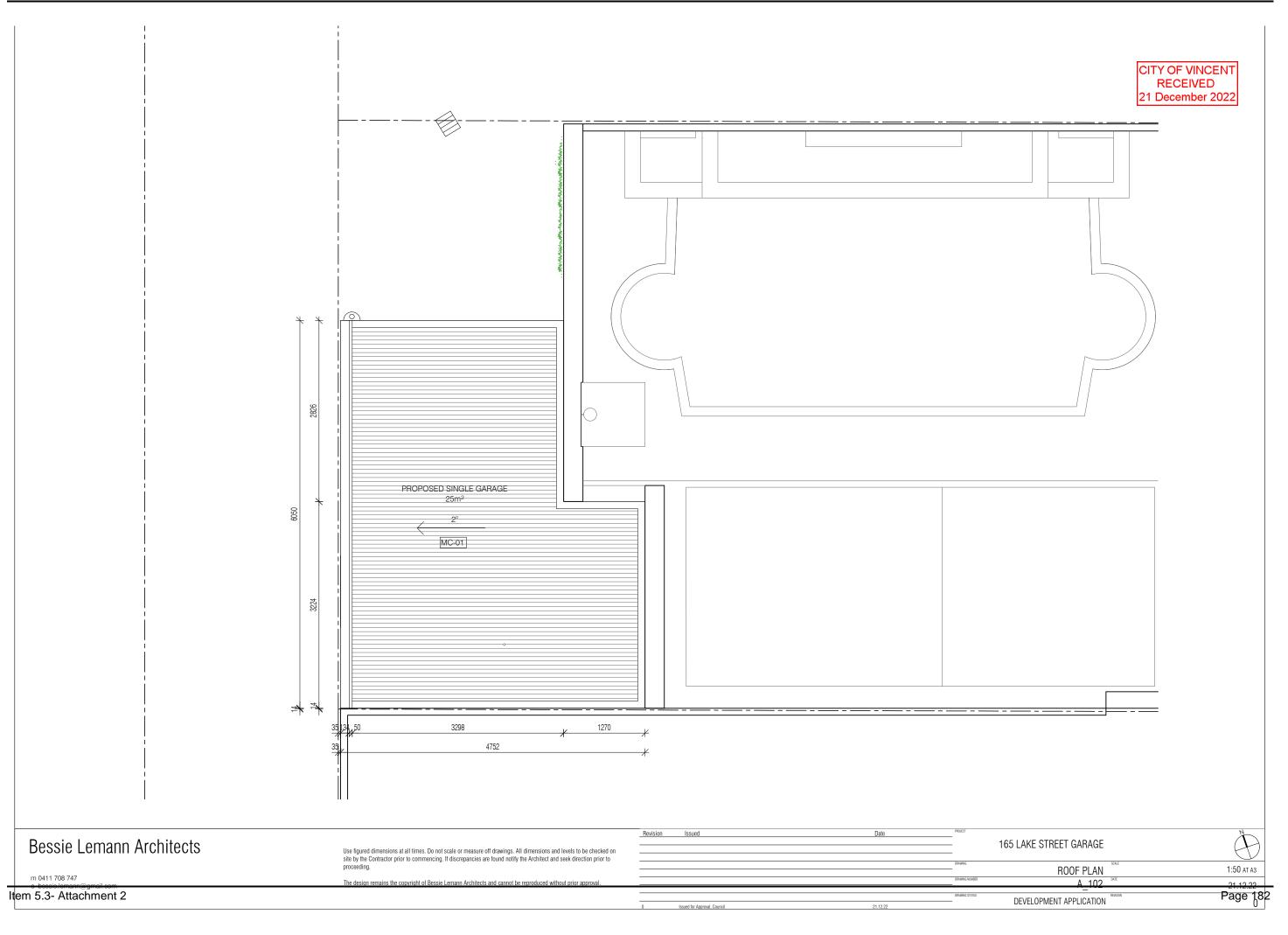
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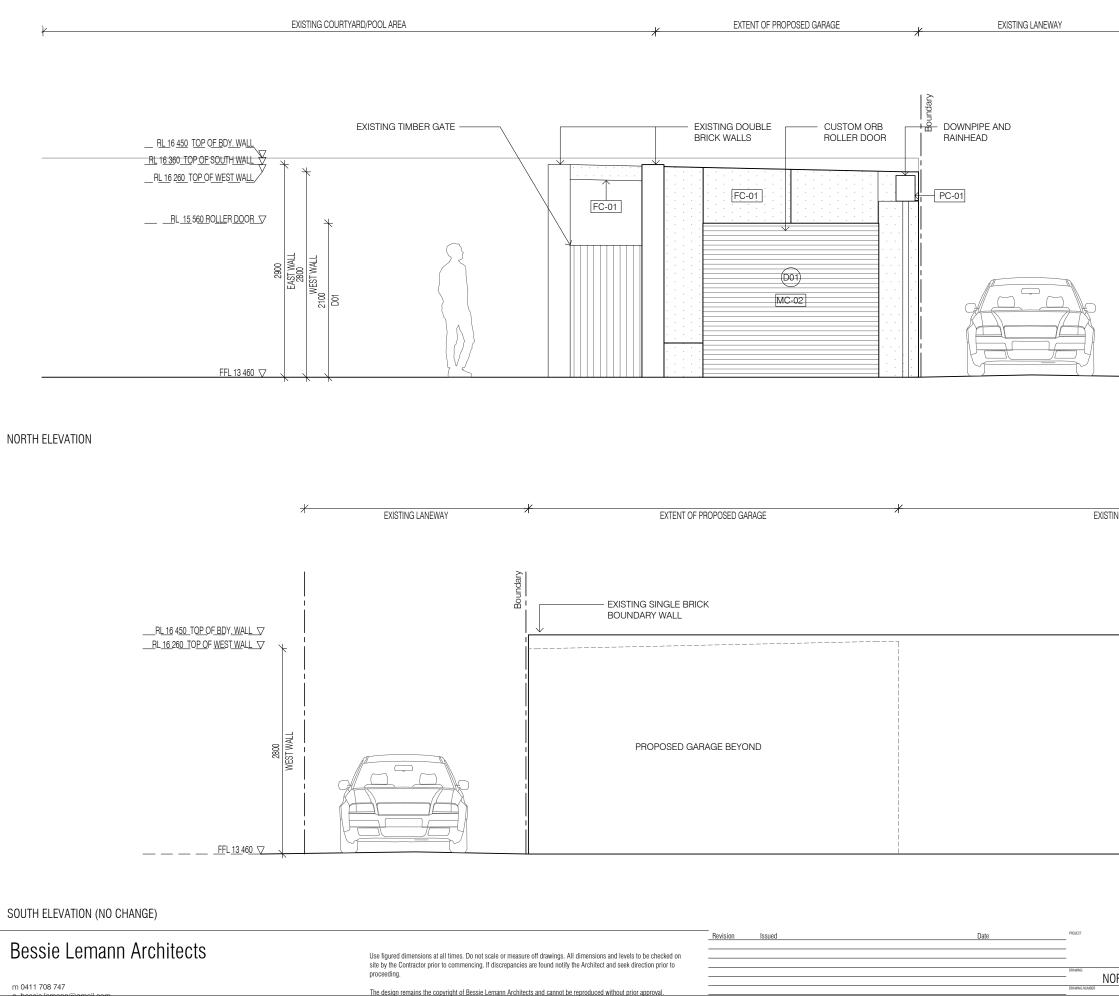


			Revision	Issued	Date	PROJECT	
Bessie Lemann Architects					-	165	
	Use figured dimensions at all times. Do not scale or measure off drawings. All dimensions and levels to be checked on				-	100	
		site by the Contractor prior to commencing. If discrepancies are found notify the Architect and seek direction prior to proceeding.				DRAWING	
	m 0411 708 747	proceeding.				-	
	mu411708747	The design remains the copyright of Bessie Lemann Architects and cannot be reproduced without prior approval.				DRAWING NUMBER	
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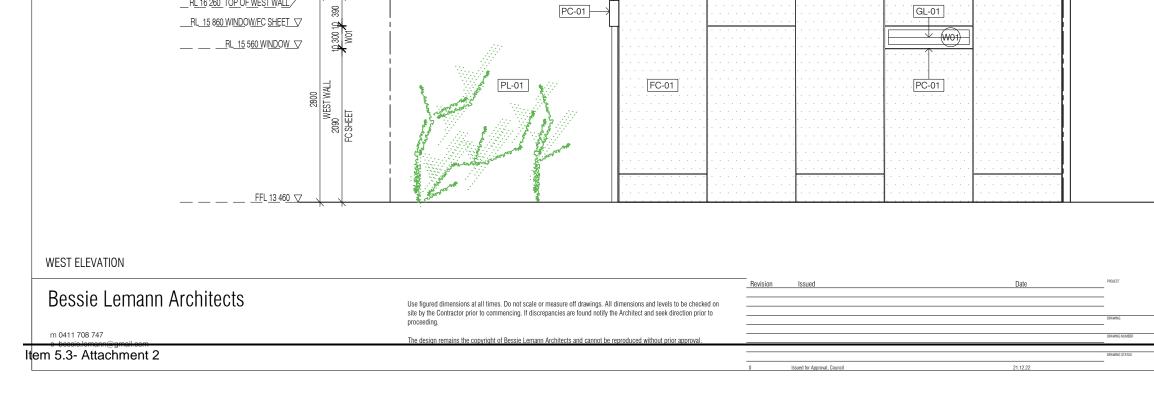


Item 5.3- Attachment 2

Issued for Approval, Council

21.12.22

*	CITY OF VINCENT RECEIVED 21 December 2022	
IG COURTYARD/POOL AREA	k k	
IG COURTTARD/POOL AREA		
165 LAKE STREET GARAGE		
RTH & SOUTH ELEVATIONS	1:50 at as 21.12.22	_
DEVELOPMENT APPLICATION	Page 18	3



PC-01

EXISTING DOUBLE BRICK

BOUNDARY WALL

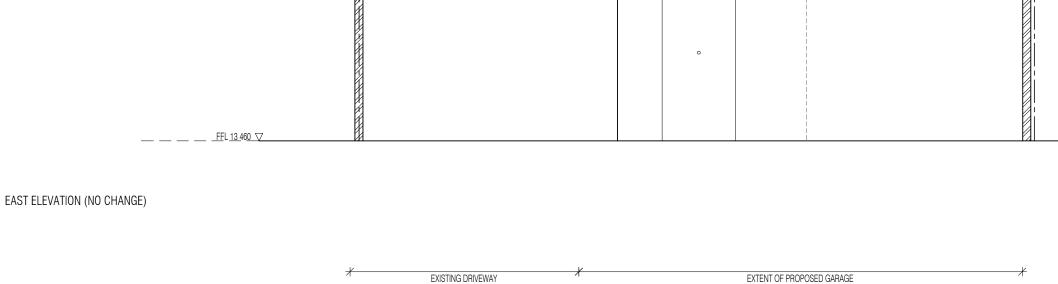
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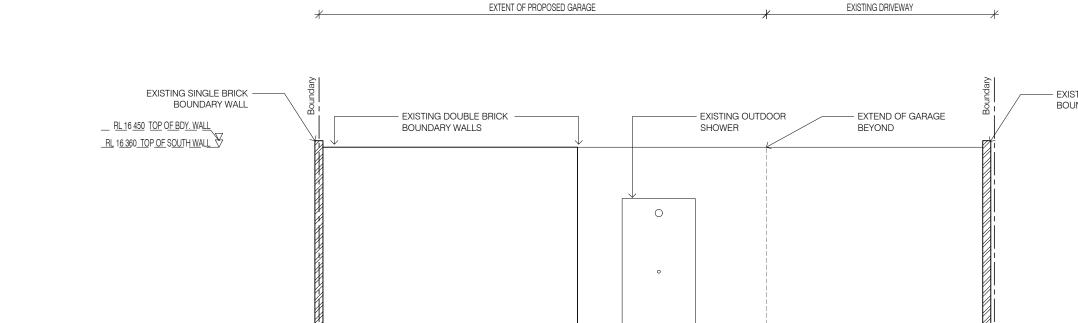
____ RL 16 450 TOP OF BDY. WALL

____RL 16 260_TOP OF WEST WALL

____RL_15 860 WINDOW/FC SHEET 🗸



DOWNPIPE AND RAINHEAD



EXISTING SINGLE BRICK BOUNDARY WALL

CITY OF VINCENT RECEIVED 21 December 2022

- EXISTING SINGLE BRICK BOUNDARY WALL

Boundary

MC-01

GL-01

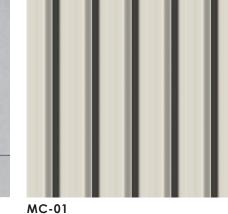
165 LAKE STREET GARAGE	
SCALE	
EAST & WEST ELEVATIONS	1:50 ат аз
<u>A_201</u>	21.12.22
DEVELOPMENT APPLICATION	Page 184

Proposed Materials

The following thumbnail images illustrate the colour and material palette of the proposed garage exterior.

The grey tones have been selected to create a contemporary and refined addition to the laneway experience.





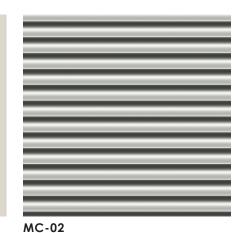
FC-01

Fibre cement cladding - Type 1

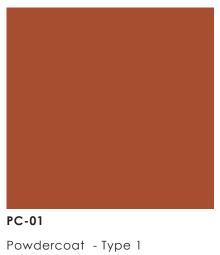
Colour: Grey

Location: External walls (north and west)

Metal cladding - Type 1 Location: Roof



Metal cladding - Type 2 Custom Orb Colour: Zincalume Location: Roller Door



Colour: Red Terra

Location: Window frame,

downpipe and rainhead

Clear glazing in aluminium frame

GL-01

Location: Window (west wall)

Trimdek Colour: Zincalume

Item 5.3- Attachment 2





PL-01

Planting - Type 1 Location: Existing western wall

Indicative Views

The following images illustrate the design of the proposed garage.



View to western wall

View to garage entry from laneway

Determination Advice Notes:

- 1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
- 2. If the development the subject of this approval is not substantially commenced within a period of 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.
- 6. The applicant is responsible for ensuring that all lot boundaries as shown on the approved plans are correct.
- 7. 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.
- 8. The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. Permits are required for placement of any material within the road reserve.
- 9. 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.
- 10. 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.
- 11. It is recommended to install a motion sensor security light to assist with safety to the garage and laneway.

Page 1 of 1

5.4 NO. 742 NEWCASTLE STREET (LOT: 301; DP: 416772), LEEDERVILLE - UNLISTED USE (SIGNAGE ADDITION TO ELECTRIC LANE - AMENDMENT TO APPROVED)

Ward:

Attachments:

South

- 1. Location Plan 🕂 🛣
 - 2. Development Plans J 🛣
 - 3. Previously Approved Plans <u>U</u>

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for a proposed Unlisted Use (Signage to Electric Lane – Amendment to Approved) at No. 742 (Lot: 301; D/P: 46772) Newcastle Street, Leederville in accordance with the plans provided in Attachment 2, subject to the following conditions:

- 1. All conditions, requirements and advice notes detailed on development approval 5.2022.190.1 dated 13 December 2022 continue to apply to this approval, except as follows:
 - 1.1 Condition 1 is amended to update the reference to the date of the approved plans. There is no other amendment to this condition. Condition 1 is now as follows:
 - 1. Development Plans

This approval is for Unlisted Use (Signage Addition to Electric Lane) as shown on the approved plans dated 4 July 2023. No other developments forms part of this approval; and

- 1.2 Condition 5 is amended to update the reference to 'the land' being No. 742 Newcastle Street, Leederville. There is no other amendment to this condition. Condition 5 is now as follows:
 - 5. Access and Indemnity

Prior to the lodgement of a Building Permit for the proposed development on No. 742 Newcastle Street, Leederville ("the land"):

- 5.1 The applicant shall enter into an agreement for access and indemnity (Agreement) with the City of Vincent ("the City") whereby the applicant:
 - 5.1.1 Indemnifies the City against any loss or damage to any property or thing or death or injury to any person in accordance with the terms of the Agreement;
 - 5.1.2 Agrees to take out and maintain a policy of public liability insurance with a reputable insurer in an amount satisfactory to the City; and
- 5.2 The applicant shall maintain at its cost the development constructed over the road reserve to the satisfaction of the City.

EXECUTIVE SUMMARY:

The purpose of this report is to consider an application to amend the previous development approval for Unlisted Use (Signage Addition to Electric Lane).

On 13 December 2022 Council approved signage to be affixed to No. 138B Oxford Street, Leederville, and to project over Electric Lane. The purpose of the signage is to promote activities and uses that are located along Electric Lane, with phrases including 'Eat, Drink & more', 'Electric Lane' and 'See You Next Time!'.

The proposal seeks to relocate the signage to be further within Electric Lane and be affixed to the external boundary wall of the Leederville Hotel at No. 742 Newcastle Street, Leederville. The size, details and specifications of the signage would remain unchanged by this proposal.

The proposal has been assessed against the City's Local Planning Policy: Signs and Advertising (Signs and Advertising Policy) and Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties (Heritage Management Policy), and satisfies the respective deemed-to-comply standards and acceptable development criteria.

The proposed sign would be relocated 11 metres to the east of the approved location, and would not have an adverse amenity impact on the area or the heritage significance of the Leederville Hotel. The application is recommended for approval subject to updating existing conditions.

PROPOSAL:

The subject application proposes to amend the approved location for signage within Electric Lane.

At its Ordinary Meeting on 13 December 2022 Council approved signage which would be and project over the entry to Electric Lane ('2022 Approval'). The signage would be setback approximately 4 metres from Oxford Street and be affixed to the external façade of Fry'd tenancy at No. 138B Oxford Street, Leederville.

This application proposes to relocate the signage further east into Electric Lane, with a setback of approximately 15 metres from Oxford Street. The signage would be affixed to the exterior to the existing building of the Leederville Hotel at No. 742 Newcastle Street, Leederville. The proposed development plans are included as **Attachment 2**.

There is no change proposed to the previously approved dimensions, vertical clearance, or content of the signage. A comparison between the approved location (A) and proposed location (B) is included below in Figure 1:



Figure 1 – Approved and Proposed Location of Signage

The applicant has advised that the amended location is as a result of a change of ownership to the Fry'd tenancy, with the new owner no longer consenting to the signage being affixed to the exterior of the tenancy.

BACKGROUND:

Landowner:	City of Vincent and Argyle Holdings Pty Ltd, Tegara Pty Ltd, Bantoy Pty Ltd,
	Fabray Pty Ltd, Michela Fini, Goldprize Investments Pty Ltd, and Yalaba Pty
	Ltd.
Applicant:	FJM Property on behalf of Leederville Hotel Investment Syndicate
Date of Application:	4 July 2023
Zoning:	MRS: Urban
	LPS2: Regional Centre
Built Form Area:	Town Centre
Existing Land Use:	Not applicable – Public Road
Proposed Use Class:	Unlisted Use (Signage Addition to Electric Lane)
Lot Area:	2,683m ²
Right of Way (ROW):	Not applicable
Heritage List:	Yes, Management Category A

Site Context

The subject site is bound by Electric Lane to the north, Oxford Street to the west, and commercial developments to the east and south. A location plan of the subject site that the proposed sign would be affixed to is included in **Attachment 1**.

The subject site and surrounding properties are zoned Regional Centre under the City of Vincent's Local Planning Scheme No. 2 (LPS2). A zoning plan of the subject site and surrounding area is included in **Attachment 1**.

The subject site and surrounding properties are within the Town Centre Built Form Area under the City's Policy No. 7.1.1 – Built Form Policy (Built Form Policy). Electric Lane is a public road owned by the State of Western Australia. The City has care, control and management of Electric Lane. The provisions of the Built Form Policy do not apply to public roads.

2022 Approval

Council previously approved for the signage to be affixed to the wall of No. 138B Oxford Street, Leederville, at its Ordinary Meeting on 13 December 2023. A copy of the minutes from this meeting are available <u>here</u> and a copy of the previously approved plans is included in **Attachment 3**.

Heritage Listing

The Leederville Hotel is listed on the City's Heritage List and was constructed in 1897.

In 2020 the Metro Inner-North JDAP approved a development application for alterations and additions to existing Leederville Hotel. This included a new building fronting Electric Lane, reconfiguration of the internal and external seating areas, and alterations to the existing façade of the building fronting Newcastle Street. These works were completed in 2021 and several venues now operate from the site including the Leederville Hotel, The Garden, Servo, Evergreens and The Red Room.

The <u>Statement of Significance</u> details that the Leederville Hotel is a typical hotel in the Federation Romanesque style of the period with the corner tower acting as a landmark which terminates the vista along Newcastle Street, and has operated as a social and entertainment venue from more than a century.

The signage is proposed to be affixed to the western boundary wall at the rear of the Leederville Hotel.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City's Signs and Advertising Policy and Heritage Management Policy. In each instance where the proposal requires the discretion of Council, the relevant planning element is outlined in the Detailed Assessment section following from this table.

Planning Element	Deemed-to-Comply/ Acceptable Outcomes (or equivalent)	Previously approved	Requires further Discretion
Signage		\checkmark	
Heritage Management Policy	\checkmark		

The Heritage Management Policy sets out that proposed development that complies with acceptable development standards will generally be approved, and that the performance criteria describe the desired outcome to be achieved.

Unlike the Built Form Policy and R Codes, the Heritage Management Policy also requires consideration of the proposal against performance criteria even though it complies with the prescribed acceptable development standards. This is also considered in the Comments section below.

CONSULTATION/ADVERTISING:

Section 5 of the City's Community and Stakeholder Engagement Policy sets out that the City may not engage when a decision relates to a minor operational matter that would have minimal impact on the community or stakeholders.

Community consultation was not undertaken on the proposal as there would be minimal impact on community or stakeholders as:

- The application would be consistent with the deemed-to-comply standards of the City's Signs and Advertising Policy, including in respect to advertising signs on heritage places. It is noted that Council had previously approved the signage to extend over Electric Lane;
- The application would be consistent with the acceptable development provisions of the City's Heritage Management Policy;
- The location of the signage is generally consistent with the approved location within Electric Lane. The increased setback of the signage from Oxford Street from the approved location would not have an adverse visual or amenity impact on the community or adjoining properties; and
- Community consultation was undertaken as part of the 2022 Approval with 11 submissions being received, all of which supported the signage.

Design Review Panel (DRP):

Referred to DRP: No

The proposal was not referred to the City's DRP Chairperson. This is because there is no change to the previously approved design or content of the signage.

The DRP Chairperson was supportive of the 2022 Approval, noting that it would contribute towards the feel of Electric Lane and reflects the features of the Leederville Town Centre.

These previous comments remain applicable noting that the extent of this application relates to the signage being relocated approximately 11 metres within Electric Lane from its previously approved location.

LEGAL/POLICY:

- Planning and Development Act 2005;
- Planning and Development (Local Planning Schemes) Regulations 2015;
- Local Government (Uniform Local Provisions) Regulations 1996;

- Local Government Property Local Law 2021;
- City of Vincent Local Planning Scheme No. 2;
- Community and Stakeholder Engagement Policy;
- State Planning Policy 3.5 Historic Heritage Conservation;
- Local Planning Policy: Signs and Advertising; and
- Policy No. 7.6.1 Heritage Management Development Guidelines for Heritage and Adjacent Properties.

Planning and Development Act 2005

In accordance with Part 14 of the *Planning and Development Act 2005* and Schedule 2, Clause 76(2) of the *Planning and Development (Local Planning Schemes) Regulations* 2015 (LPS Regulations), 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 and Development (Local Planning Schemes) Regulations 2015* (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.

The matters for consideration relevant to this application relate to the compatibility of the development within its setting, amenity and character of the locality, heritage significance, and consistency with planning policies.

Local Government (Uniform Local Provisions) Regulations 1996

Regulation 17 of the *Local Government (Uniform Local Provisions) Regulations 1996* (Local Government Regulations) provides:

- (a) that the City may grant permission to a person to construct a specified thing on, over, or under a public thoroughfare or public place that is local government property; and
- (b) specifies the requirements for the permission to be granted.

Local Government Property Local Law 2021

The City of Vincent Local Government Property Local Law 2008 was repealed and the Local Government Property Local Law 2021 (Local Law) has come into operation.

Approval is required to be obtained under the City's Local Law because the proposed sign is located over Council property. The issuing of a development approval is suffice as an approval for the purposes of the Local Law. An advice note to this effect has been included on the 2022 Approval.

Local Planning Scheme No. 2

The objectives of the Regional Centre zone under LPS2 are a relevant consideration for the application. These objectives are:

- To provide a range of services and uses to cater for the local and regional community, including but not limited to specialty shopping, restaurants, cafes and entertainment;
- To provide a broad range of employment opportunities to encourage diversity and self-sufficiency within the Centre;
- To encourage high quality, pedestrian-friendly, street-orientated development that responds to and enhances the key elements of the Regional Centre, and to develop areas for public interaction.
- To ensure levels of activity, accessibility and diversity of uses and density is sufficient to sustain public transport and enable casual surveillance of public space;
- To provide residential opportunities within the Regional Centre including high density housing, affordable housing, social and special needs housing, tourist accommodation and short term accommodation; and
- To ensure that the centres are developed with due consideration to State Planning Policy 4.2 Activity Centres for Perth and Peel.

Burra Charter

The Australia ICOMOS Charter for Places of Cultural Significance, the Burra Charter 2013 (the Burra Charter) sets a standard of practice for those who provide advice, make decisions about, and undertake work to places of cultural significance. The Burra Charter applies to all types of places of cultural significance, including the Leederville Hotel.

In accordance with Article 22.1 of the Burra Charter, 'new work' is acceptable where it respects the cultural significance of the place. This can be done through consideration of its siting, bulk, form, scale, character, colour, texture and material. In accordance with Article 22.2 of the Burra Charter, the works should be readily identifiable but should respect the cultural significance of the place.

State Planning Policy 3.5 – Historic Heritage Conservation

State Planning Policy 3.5 – Historic Heritage Conservation (SPP 3.5) sets out principles of sound and responsible planning for the conservation and protection of Western Australia's historic heritage. These principles inform the heritage management standards of local planning policies.

Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties

As the signage is proposed to be affixed to the wall of the Leederville Hotel which is on the City's Heritage List, the proposal is required to be assessed against Part 4 of the Heritage Management Policy.

The objectives of the Heritage Management Policy are to:

- 1. Encourage the appropriate conservation and restoration of places listed on the City of Vincent Municipal Heritage Inventory (The Heritage List) in recognition of the distinct contribution they make to the character of the City of Vincent.
- 2. Ensure that works, including conservation, alterations, additions and new development, respect the cultural heritage significance associated with places listed on the City of Vincent Municipal Heritage Inventory.
- 3. Promote and encourage urban and architectural design that serves to support and enhance the ongoing significance of heritage places.
- 4. Ensure that the evolution of the City of Vincent provides the means for a sustainable and innovative process towards integrating older style buildings with new development.
- 5. Complement the State Planning Policy No. 3.5 'Historic Heritage Conservation' and the City of Vincent Residential Design Elements Policy and other associated Policies.

Part 4 of the Heritage Management Policy relates to development to heritage listed buildings. The policy includes 'acceptable development' criteria as well as the following three performance criteria:

- P1 Development is to comply with the statement of significance outlined in Heritage Assessment, Heritage Impact Statement and/or Place Record Form.
- P2 Alterations and additions to places of heritage value should be respectful of and compatible with existing fabric and should not alter or obscure fabric that contributes to the significance of the place.
- P3 To ensure the cultural heritage significance of a place is conserved and the majority of the significant parts of the heritage place and their relationship to the setting within the heritage place should be retained.

Delegation to Determine Applications:

This matter is being referred to Council in accordance with the City's Register of Delegations, Authorisations and Appointments. This is because the delegation does not extend to the approval of applications that propose permanent structures on City owned or managed land.

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:

There are no sustainability implications of this report.

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:

Heritage Management Policy

Part 4 of the Heritage Management Policy sets out acceptable development criteria for development to heritage places. The Policy requires the proposal to be considered against the performance criteria.

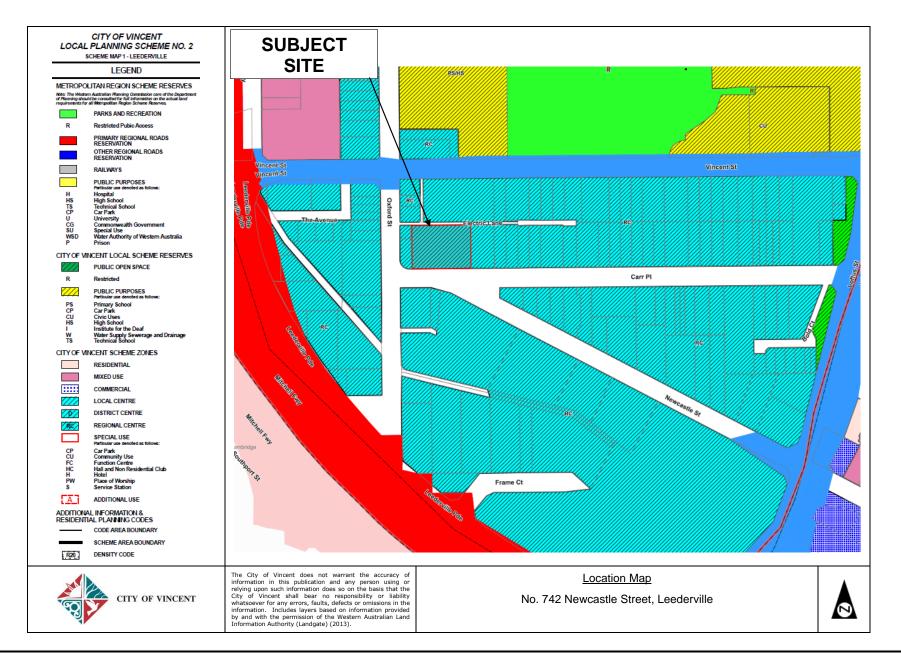
The proposal satisfies the relevant acceptable development criteria and would be consistent with the objectives of the Heritage Management Policy for the following reasons:

- <u>Statement of Significance:</u> The Statement of Significance details that the physical heritage significance relates to the two storey 'tower' building fronting Newcastle Street, and the social heritage significance relates to the operation of a social and entertainment venue. The signage is proposed to be affixed to the rear boundary wall fronting Electric Lane and would not impact on the physical appearance of the building as it presents to Newcastle Street. The signage would not impact on social significance and would act as a wayfinding measure drawing attention to the uses that are located within Electric Lane, including those operating from the Leederville Hotel.
- <u>Respectful and Compatible Additions:</u> The Heritage Management Policy identifies for signage additions to satisfy the relevant standards of the Signs and Advertising Policy. The proposal would satisfy the deemed-to-comply standards in respect to Advertising Signs on Heritage Places, and the performance criteria of the Heritage Management Policy as:
 - The proposed signage would not dominate, obscure or detract from views of the Leederville Hotel building. This is because the signage is located to Electric Lane and would not impact on the heritage fabric of the Leederville Hotel building which is visible from Newcastle Street;
 - The signage would be affixed to the external boundary wall which does not form part of the heritage fabric or significance as set out in the Statement of Significance, and would be readily removable; and
 - The design and colours of the signage were previously supported by the DRP Chair and Council, and are not proposed to be modified. The signage was identified as complementing the overall feel of Electric Lane and would be a modern design which does not seek to replicate historic advertising signage. The dimensions and overall size of the signage would be consistent with the previous approval.
- <u>Conservation of Heritage Significance:</u> The proposed signage would be affixed to the existing boundary wall and would not require the demolition of removal of any part of the heritage place.

Modifications to Conditions of Approval

The 2022 Approval was subject to conditions of development approval. There is no change proposed to these conditions, with the exception of administrative changes to Conditions 1 and 5:

- <u>Condition 1</u> The extent of the modification would be to reference the new plans and location which is the subject of this application.
- <u>Condition 5</u> The extent of the modification would be to reference the new location of signage as part of the access and indemnity agreement. Following the 2022 Approval and in accordance with this condition, the applicant has since entered into this agreement. This agreement would also be required to be updated in reference to the amended development approval prior to the lodgement of a Building Permit. The applicant is aware of this requirement.





Electric Lane Sign Location

Sign to be positioned to rear of Fry'd tenancy Installed to red brick Hotel wall

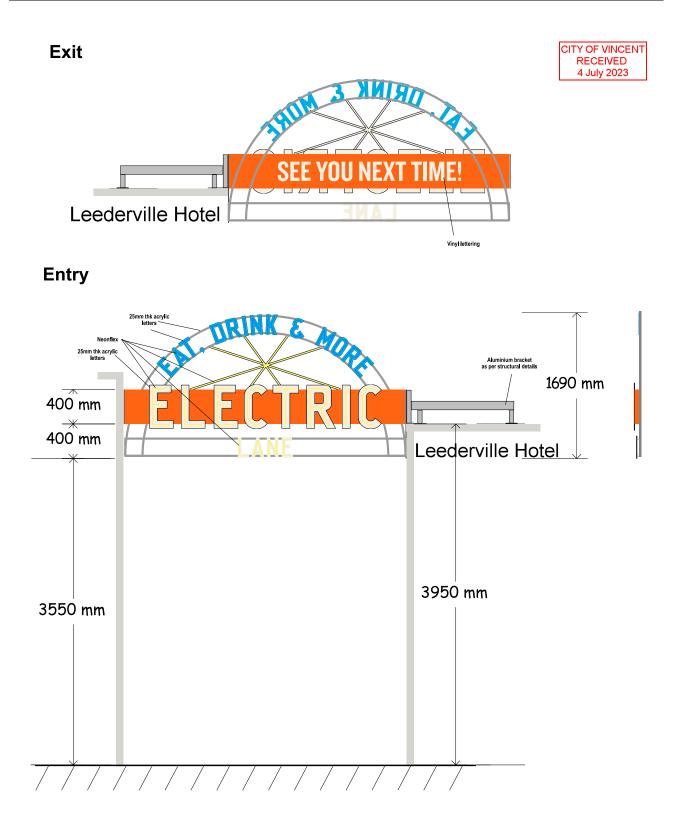


Location: Oxford Street View

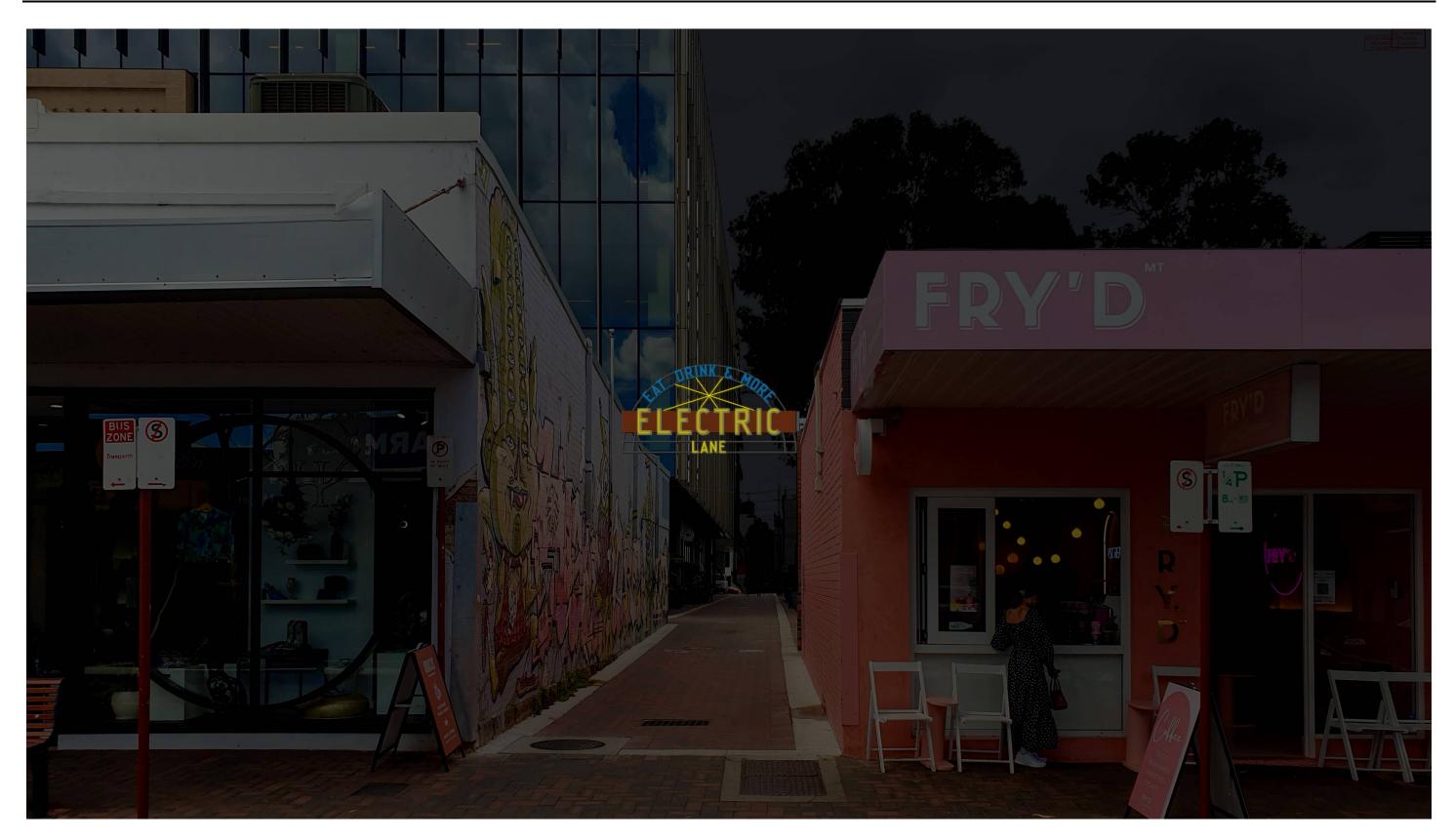


Location: Plan View









PREVIOUSLY APPROVED PLANS

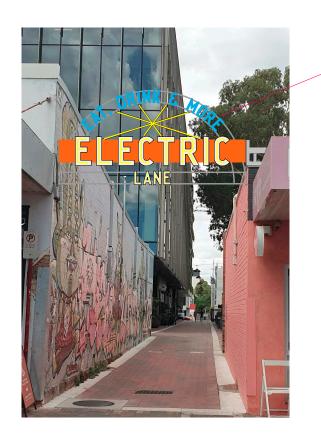
Electric Lane Sign Location

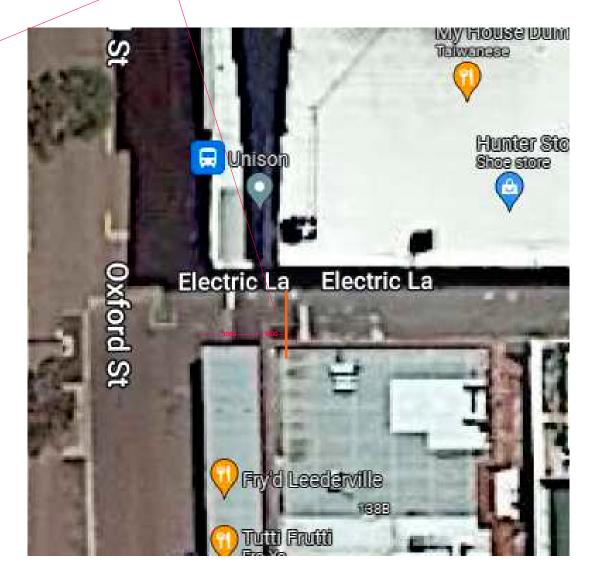
sign to be positioned just behind the parapet wall at the front of the Fry'd tennancy

CITY OF VINCENT DA No. 5.2022.190.1

OMC 13 Dec 2022

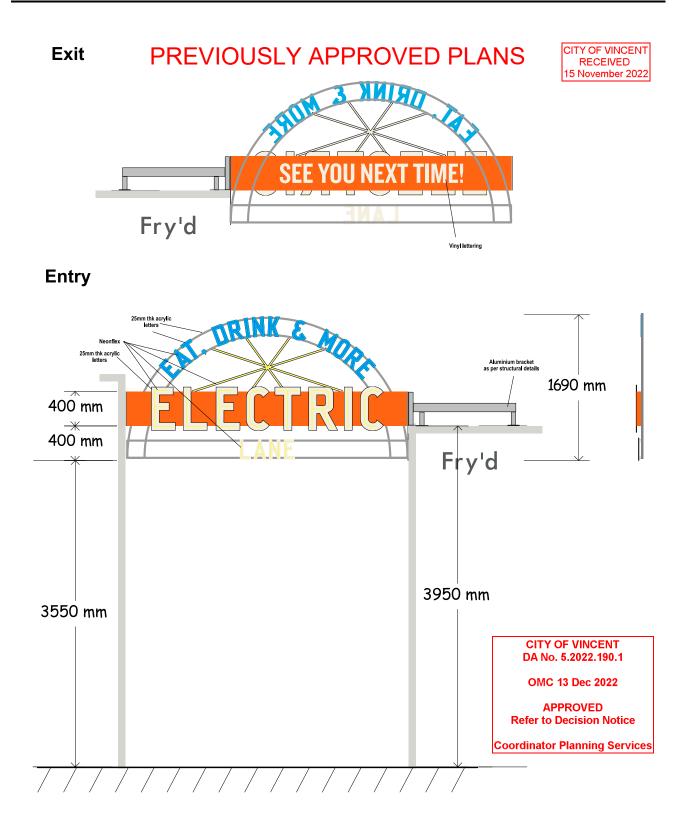
APPROVED Refer to Decision Notice

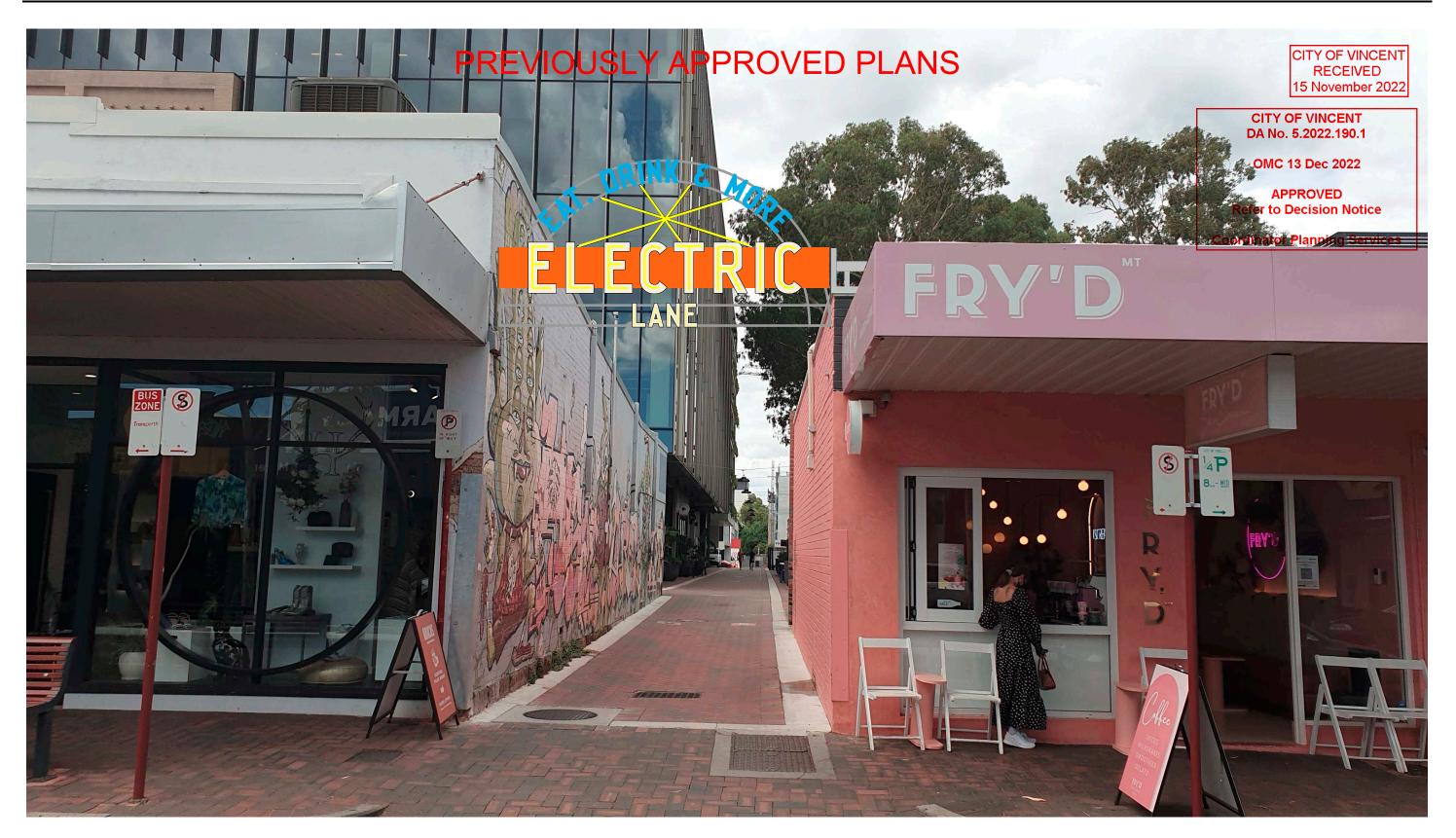






Coordinator Planning Services







5.5 NOS. 54-56 (LOTS 4 AND 3; S/P 7987) LINDSAY STREET, PERTH - PROPOSED ALTERATIONS AND ADDITIONS TO GROUPED DWELLINGS

Ward: South

Attachments:

- 1. Location Map 🗓 🛣
- 2. Development Plans I 🛣
- 3. Determination Advice Notes <u>J</u>

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 Grouped Dwellings at Nos. 54-56 (Lots: 4 and 3; S/P: 7987) Lindsay Street, Perth, in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 3:

1. Development Plans

This approval is for Alterations and Additions to Grouped Dwellings (Doors, Window and Street Wall) as shown on the approved plans dated 30 May 2023 and 5 July 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. Colours and Materials

The colours, materials and finishes of the development shall be in accordance with the approved schedule of colours and materials dated 5 July 2023 and which forms part of this approval, to the satisfaction of the City; and

4. 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.

EXECUTIVE SUMMARY:

The purpose of this report is to consider an application for development approval for the Alterations and Additions to Grouped Dwellings at Nos. 54 and 56 Lindsay Street, Perth (the subject site) that are heritage listed on the City of Vincent's Heritage List (Management Category B). The proposed works relate to two terrace houses as part of this application.

The application proposes to remove the existing ground floor doors located on the eastern façade of each of the two dwellings and to replace these existing doors with new sliding doors, and to install one new window to the eastern façade of the dwelling at No. 56 Lindsay Street. The application also proposes the demolition of the existing secondary street brick wall along Monger Street and the construction of a new street wall.

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

The proposal meets all relevant deemed-to-comply and acceptable development (or equivalent) standards. A development application is required for the proposed works due to the heritage listing of the place.

COUNCIL BRIEFING AGENDA

The proposed modifications are acceptable as they meet the objectives of the City's Local Planning Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties (Heritage Management Policy), which ensures the preservation of heritage value while enabling improvements to the dwellings.

The proposal does not impact the streetscape presentation of the dwellings and is predominantly replacement works. Where new work is proposed, it is minor and does not have an impact on the significance or streetscape presentation of the terraces.

PROPOSAL:

The application proposes Alterations and Additions to Grouped Dwellings at Nos. 54-56 Lindsay Street, Perth.

A summary of works proposed are as follows:

- The removal of the existing ground floor doors located on the eastern façade of each dwelling at Nos. 54 and 56 Lindsay Street, and the installation of replacement sliding doors to each of these dwellings;
- The installation of one new window to the eastern façade of the dwelling at No. 56 Lindsay Street; and
- The demolition of the existing secondary street brick wall and construction of a replacement brick wall along Monger Street.

The proposed development plans are included as Attachment 2.

BACKGROUND:

Landowner (No. 54 Lindsay Street):	Sally Ann Vernon and Michael John Vernon		
Landowner (No. 56 Lindsay Street):	Melinda Jane Fisher and John Russell Walter Fisher		
Applicant:	Nick Wild		
Client:	Sally Ann Vernon and Michael John Vernon		
	Melinda Jane Fisher and John Russell Walter Fisher		
Date of Application:	30 May 2023		
Zoning:	MRS: Urban		
	LPS2: Zone: Mixed Use R Code: R80		
Built Form Area:	Mixed Use		
Existing Land Use:	Grouped Dwellings		
Proposed Use Class:	Grouped Dwellings		
Lot Area:	693m ²		
Right of Way (ROW):	No		
City of Vincent Heritage List:	Yes – Management Category B		
State Register of Heritage Places:	No		

Site Context and Zoning

The subject site is bound by Lindsay Street to the west, Monger Street to the south, a commercial development to the north and a communal street to the east with commercial businesses adjoining. A location plan is included as **Attachment 1**.

The subject site and adjoining properties to the north-east and south-west along Lindsay Street are zoned Mixed Use R80 under the City's Local Planning Scheme No. 2 (LPS2). Adjoining properties to the east along Beaufort Street and the north-west across Lindsay Street are zoned Commercial under LPS2.

The properties zoned Commercial along Beaufort Street are within the Activity Corridor Built Form Area under the City's Policy No. 7.1.1 – Built Form (Built Form Policy). The Commercial Zone properties along Lindsay Street and all surrounding Mixed Use Zone properties are within the Mixed Use Built Form Area under the Built Form Policy.

Heritage Listing

The two grouped dwellings included as part of this proposal form part of a collection of four terrace houses across Nos. 54-60 Lindsay Street, Perth that are listed on the City's Heritage List as Management Category B – Conservation Recommended.

The <u>Statement of Significance</u> for the heritage listing details that the terraces are a fine, restrained and relatively intact example of terrace houses in the Federation Filigree style.

The Statement of Significance sets out that extensive renovations have occurred to the dwellings over time to make way for rear parking and to accommodate a change to office accommodation.

The subject site is also adjacent to terrace houses located to the east and south that are heritage listed and that back onto the site.

DETAILS:

Summary Assessment

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

Planning Element	Deemed-to-Comply / Acceptable Outcomes (or equivalent)	Requires the Discretion of Council
Street Setback	✓	
Street Walls and Fences	✓	
Building Setbacks/Boundary Wall	✓	
Building Height/Storeys	✓	
Street Surveillance	✓	
Open Space	✓	
Landscaping (R Codes)	✓	
Car Parking	✓	
Solar Access	✓	
Vehicle Access	✓	
Visual Privacy	✓	
External Fixtures	✓	
Surveillance	\checkmark	
Heritage Management Policy	\checkmark	

Detailed Assessment

The application satisfies all deemed-to-comply and acceptable outcomes (or equivalent) standards in the City's policy framework, including the Heritage Management Policy.

The Heritage Management Policy sets out that proposed development that complies with acceptable development standards will generally be approved, and that the performance criteria describe the desired outcome to be achieved.

Unlike the Built Form Policy and R Codes, the Heritage Management Policy also requires consideration of the proposal against performance criteria even though it complies with the prescribed acceptable development standards. This is considered in the Comments section below.

CONSULTATION/ADVERTISING:

Community consultation was not undertaken as part of this application. This is due to the minor nature of works proposed. The proposed structure/building to be demolished does not contribute to the significance of the heritage place, and does not adversely impact adjoining properties or the Lindsay Street or Monger Street streetscape.

In accordance with the principles of the City's Community and Stakeholder Engagement Policy, such proposals are not required to be advertised.

Design Review Panel (DRP):

Referred to DRP: Yes

The proposal was referred to the City's DRP Member for comment who specialises in heritage conservation and architecture on two occasions. The initial referral related to the development plans included in **Attachment 2**. Comments were requested on how the development would present to the street, the appropriateness of the proposed design and the acceptability of detailed design elements as considered against the 10 principles of good design.

The DRP Member provided the following positive comments on the proposal:

- The proposed sliding door changes does not impact on the streetscape presentation of the terraces.
- The doors are generally replacing existing doors which are acceptable.
- The window is a new intrusion but is minor and will not impact on the significance or streetscape setting of the terrace.
- The proposed alterations will improve amenity via the increased access to natural light and ventilation.
- The brick wall largely looks to replace the existing brick wall. The wall will not pose any impact on the heritage value of the terrace and is acceptable as its generally like for like.

The DRP Member also requested further information regarding the materiality of the new window/doors to confirm acceptability.

The applicant subsequently provided a schedule of colours and materials to accompany the proposal, as included in **Attachment 2**. The DRP Member reviewed this information and confirmed support for the proposed materials and colours.

A summary of the design review progress is shown in the table below.

Design Review Progress Report				
	Supported			
	Pending further attention – refer to detailed comments provided			
	Not supported			
	Not relevant to this proposal			
	DRP Member			
Referral 1 R			Referral 2	
Principle 1 - Cont	Principle 1 - Context and character			
Principle 2 - Land				
Principle 3 - Built form and scale				
Principle 4 - Func	tionality and build quality			
Principle 5 – Susta	ainability			
Principle 6 – Amenity				
Principle 7 – Legibility				
Principle 8 – Safe				
Principle 9 – Com				
Principle 10 - Aesthetics				

LEGAL/POLICY:

- Planning and Development Act 2005;
- Heritage Act 2018;
- Planning and Development (Local Planning Schemes) Regulations 2015;
- City of Vincent Local Planning Scheme No. 2;
- Burra Charter;
- State Planning Policy 3.5 Historic Heritage Conservation;
- State Planning Policy 7.3 Residential Design Codes;
- Community and Stakeholder Engagement Policy;
- Policy No. 7.1.1 Built Form Policy; and
- Policy No. 7.6.1 Heritage Management Development Guidelines for Heritage and Adjacent Properties.

Planning and Development Act 2005

In accordance with Schedule 2, Clause 76(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Part 14 of the *Planning and Development Act 2005*, the applicant 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 and Development (Local Planning Schemes) Regulations 2015* (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.

The matters for consideration relevant to this application relate to the compatibility of the development within its setting, amenity and character of the locality, heritage significance, consistency with planning policies and advice from the DRP.

Local Planning Scheme No. 2

The objectives of the Residential zone under LPS2 are a relevant consideration for the application. These objectives are:

- To provide for a range of housing and a choice of residential densities to meet the needs of the community;
- To facilitate and encourage high quality design, built form and streetscapes throughout residential areas;
- To provide for a range of non-residential uses, which are compatible with and complementary to residential development;
- To promote and encourage design that incorporates sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and recycling;
- To enhance the amenity and character of the residential neighbourhood by encouraging the retention of existing housing stock and ensuring new development is compatible within these established areas;
- To manage residential development in a way that recognises the needs of innovative design and contemporary lifestyles; and
- To ensure the provision of a wide range of different types of residential accommodation, including affordable, social and special needs, to meet the diverse needs of the community.

Burra Charter

The Australia ICOMOS Charter for Places of Cultural Significance, the Burra Charter 2013 (the Burra Charter) sets a standard of practice for those who provide advice, make decisions about, and undertake work to places of cultural significance. The Burra Charter applies to all types of places of cultural significance, including the subject site.

In accordance with Article 22.1 of the Burra Charter, 'new work' is acceptable where it respects the cultural significance of the place. This can be done through consideration of its siting, bulk, form, scale, character, colour, texture and material. In accordance with Article 22.2 of the Burra Charter, the works should be readily identifiable but should respect the cultural significance of the place.

State Planning Policy 3.5 – Historic Heritage Conservation

State Planning Policy 3.5 – Historic Heritage Conservation (SPP 3.5) sets out principles of sound and responsible planning for the conservation and protection of Western Australia's historic heritage. These principles inform the heritage management standards of local planning policies.

State Planning Policy 7.3 – Residential Design Codes Volume 1 2023

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 standards are not met, 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.

Assessment against Part C – Medium Density is not required for this proposal given deemed-to-comply standards are met.

Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties

As the subject site and adjacent properties are heritage listed properties, the proposal is required to be assessed against both Parts 4 and 5 of the Heritage Policy.

The objectives of the Heritage Policy are to:

- 1. Encourage the appropriate conservation and restoration of places listed on the City of Vincent Municipal Heritage Inventory (The Heritage List) in recognition of the distinct contribution they make to the character of the City of Vincent.
- 2. Ensure that works, including conservation, alterations, additions and new development, respect the cultural heritage significance associated with places listed on the City of Vincent Municipal Heritage Inventory.
- 3. Promote and encourage urban and architectural design that serves to support and enhance the ongoing significance of heritage places.
- 4. Ensure that the evolution of the City of Vincent provides the means for a sustainable and innovative process towards integrating older style buildings with new development.
- 5. Complement the State Planning Policy No. 3.5 'Historic Heritage Conservation' and the City of Vincent Residential Design Elements Policy and other associated Policies.

Part 4 of the Heritage Policy relates to development to heritage listed buildings. The policy includes 'acceptable development' criteria as well as the following three performance criteria:

- P1 Development is to comply with the statement of significance outlined in Heritage Assessment, Heritage Impact Statement and/or Place Record Form.
- P2 Alterations and additions to places of heritage value should be respectful of and compatible with existing fabric and should not alter or obscure fabric that contributes to the significance of the place.
- P3 To ensure the cultural heritage significance of a place is conserved and the majority of the significant parts of the heritage place and their relationship to the setting within the heritage place should be retained.

Part 5 of the Heritage Policy relates to development adjacent to heritage listed buildings. The policy includes 'acceptable development' criteria as well as the following three performance criteria:

- P1 New development maintains and enhances existing views and vistas to the principal façade(s) of the adjacent heritage listed place.
- P2 New development maintains and enhances the visual prominence and significance of the adjacent heritage listed place.
- P3 New development is of a scale and mass that respects the adjacent heritage listed place.

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.

This is because the delegation does not extend to proposals for the demolition of any structure or building on a heritage protected place.

The application proposes demolition to a heritage protected place. The demolition relates to the existing street wall and partial demolition of two walls to the existing dwellings to enable the installation of new doors and a window.

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 2022-2032:

Innovative and Accountable

Our decision-making process is consistent and transparent, and decisions are aligned to our strategic direction.

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:

FINANCIAL/BUDGET IMPLICATIONS:

There are no finance or budget implications from this report.

COMMENTS:

Summary Assessment

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

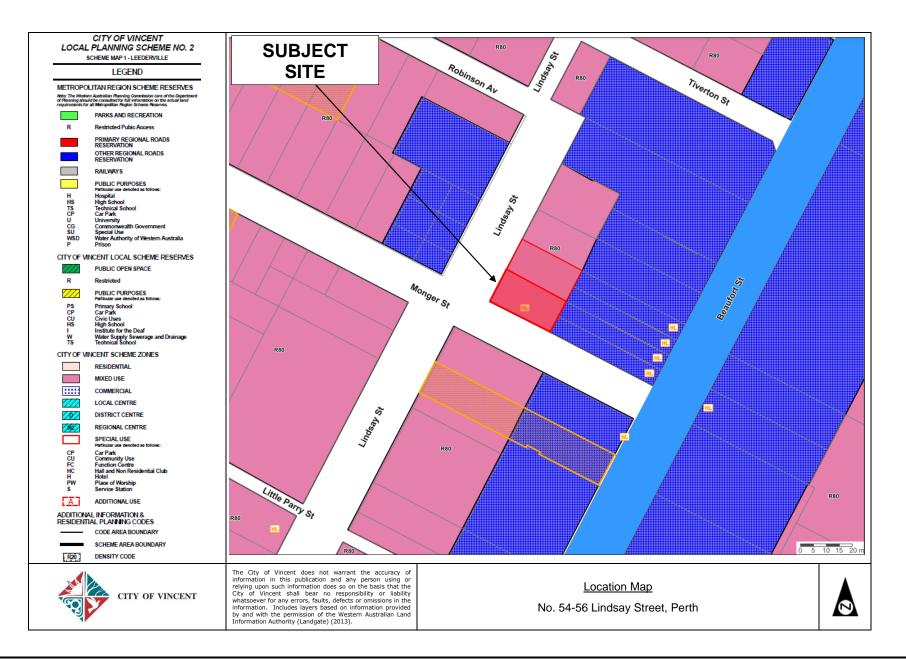
- The proposed demolition would not impact upon the heritage significance of the place.
- The location and design of the proposed alterations and additions are respectful and compatible with buildings on-site that are of heritage value.
- The proposed alterations and additions would not change the existing footprint of the building. It would result in similarly sized replacement doors and a small-scale alteration to provide for a single window.
- The proposed street wall is of a style, materiality and colour that is consistent with and responds to the heritage place, ensuring that the-prominent street frontages along Lindsay Street and Monger Street are preserved.

Heritage Management Policy

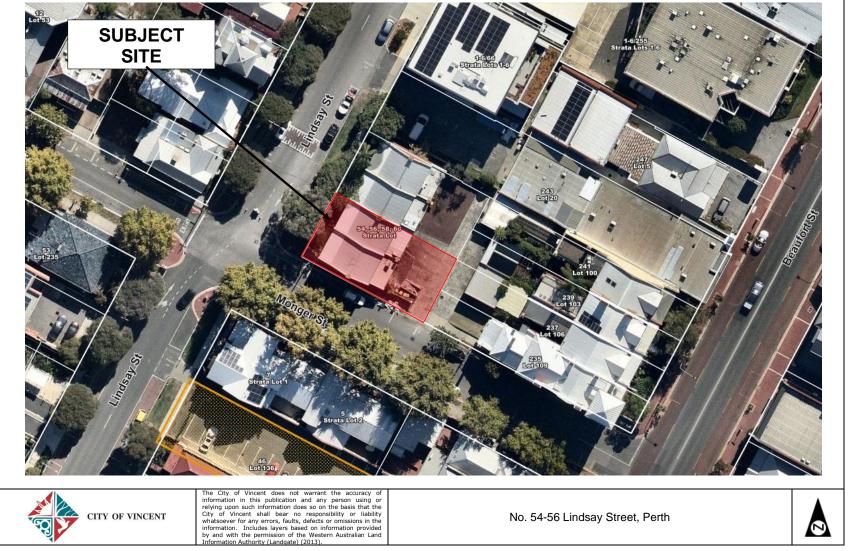
The proposed alterations and additions meets the acceptable development standards of the Heritage Management Policy.

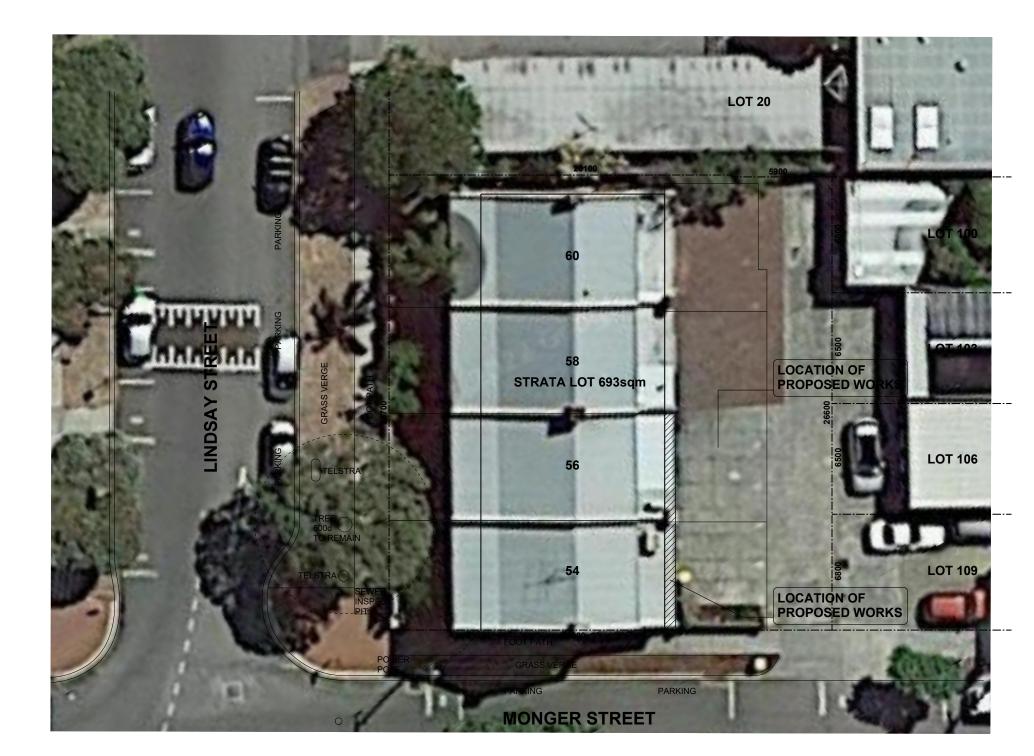
Comments are included below relating to how the proposed alterations and additions to a heritage listed place meets the performance criteria and objectives of the Heritage Management Policy.

- Demolition Acceptability: The Heritage Management Policy accepts demolition and/or modification to the place that are of little significance and accepts changes where they are sympathetic to the existing material and readily identifiable as new work. All demolition and modification proposed is contained to the rear of the dwelling that would not impact the streetscape presentation of the terraces, and the alterations are provided in colours and materials compatible with the heritage fabric and could be distinguished as 'new work'.
 - 1.
- Building Scale, Bulk and Mass: The proposal does not seek to expand the established building footprint, maintaining the overall scale of built form provided to the street. The street fence is proposed to increase in height from 1.2 metres to a maximum of 1.8 metres to assist in screening views of vehicles on the street. Landscape planting has been incorporated to a portion of the fence to assist in softening the appearance of the wall. 2.
- Doors and Openings: While the doors are visible from Monger Street, they cannot be viewed from Lindsay Street or in conjunction with the principal facade of the heritage buildings. The proposed doors and windows have been proportionally sized to largely reflect the dimensions of the existing doors, maintaining consistency.
- Materials, Finishes and Fences: The proposed materials and finishes include red brick and white aluminium framing which are consistent with materials and colours of the existing dwellings. The proposal does not mimic or replicate historic styles and would not obscure the heritage fabric of the dwellings, and instead seeks to improve the existing development.
- DRP Support: Comments received from the City's DRP Member specialising in heritage conservation confirm that the alterations and additions are compatible with the heritage listed dwellings. This is because they are of an appropriate scale, would result in minimal impact to the heritage fabric and the materiality is suitable.









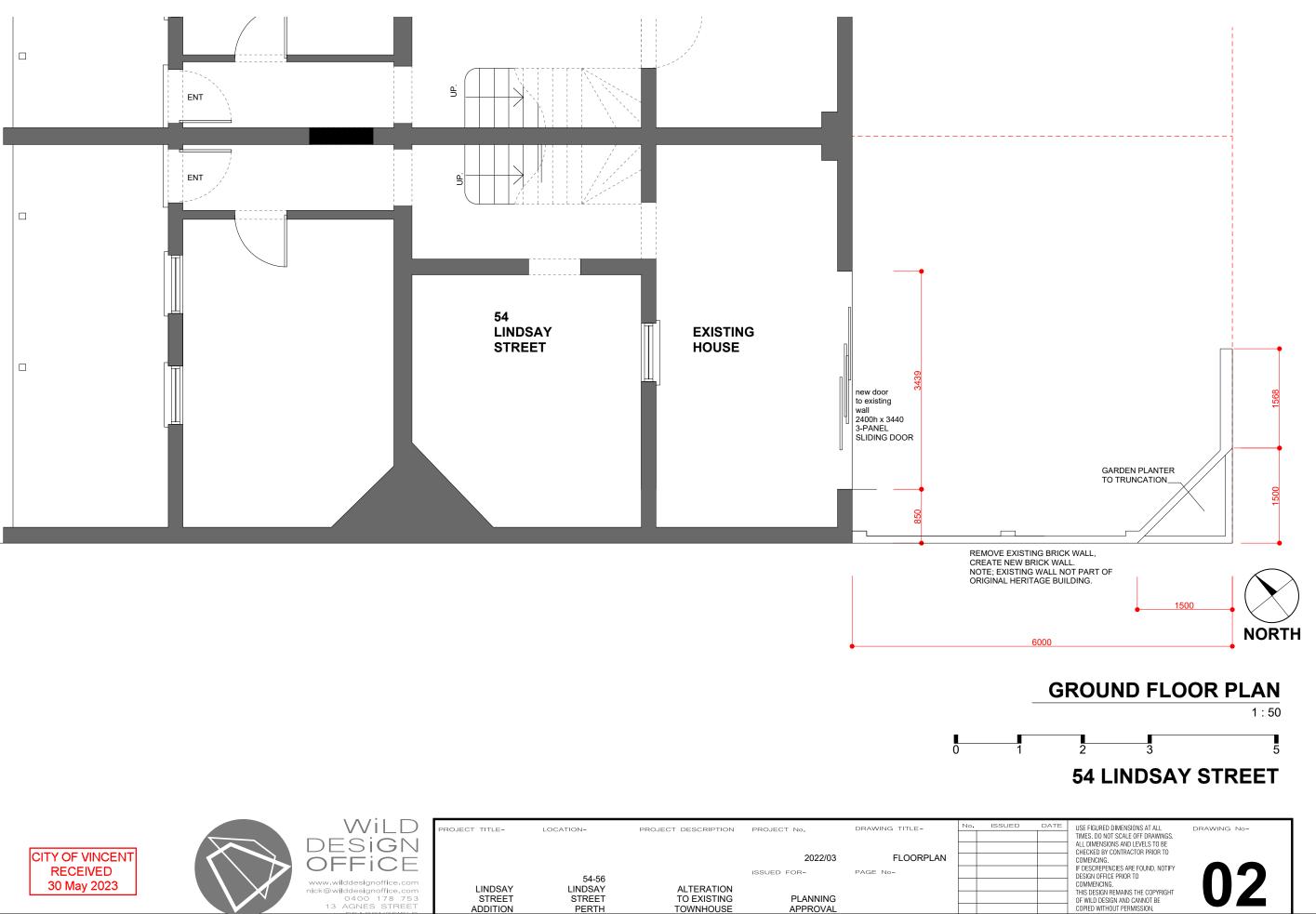


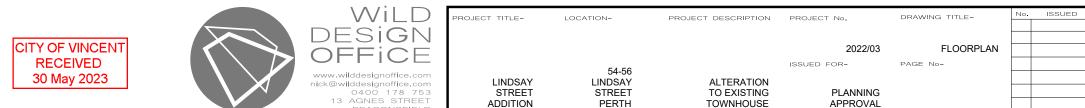


SITE PLAN 1 : 100

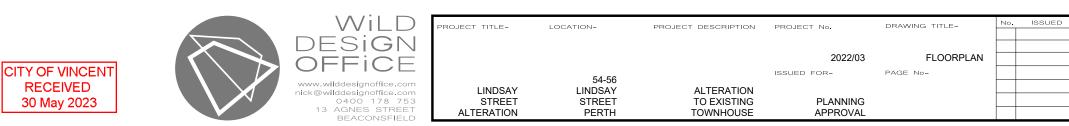
54 LINDSAY STREET

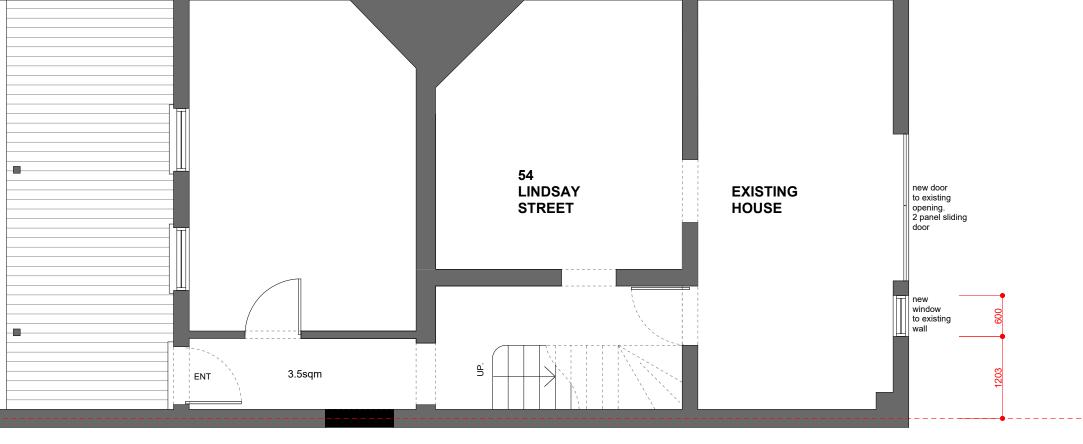
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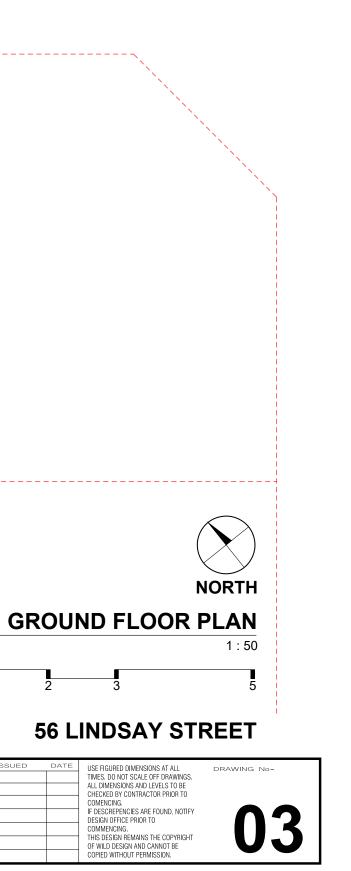




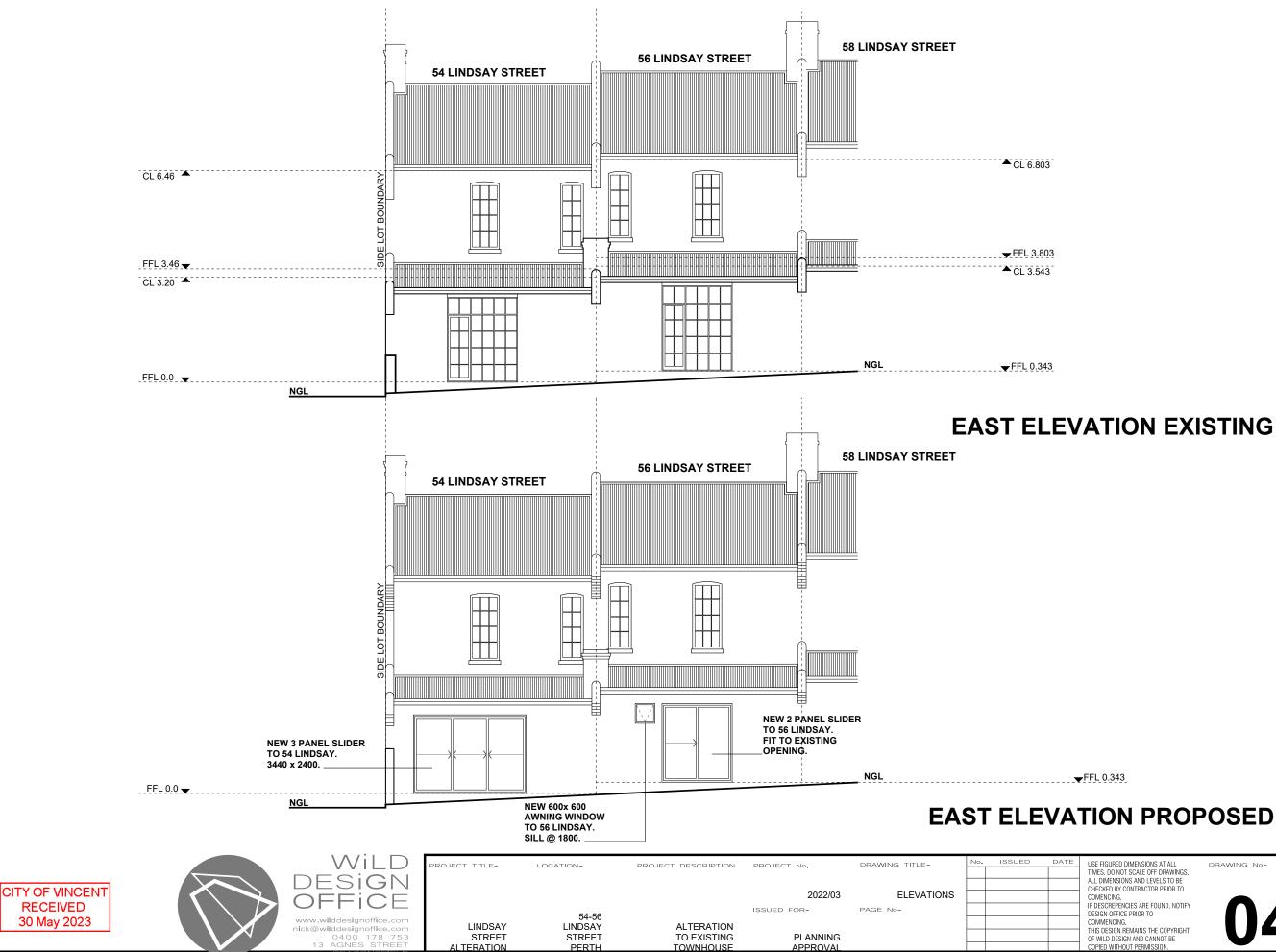


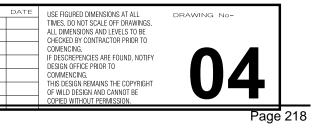




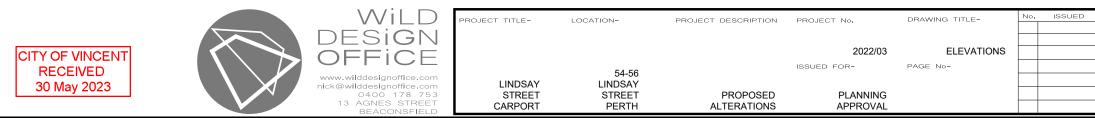


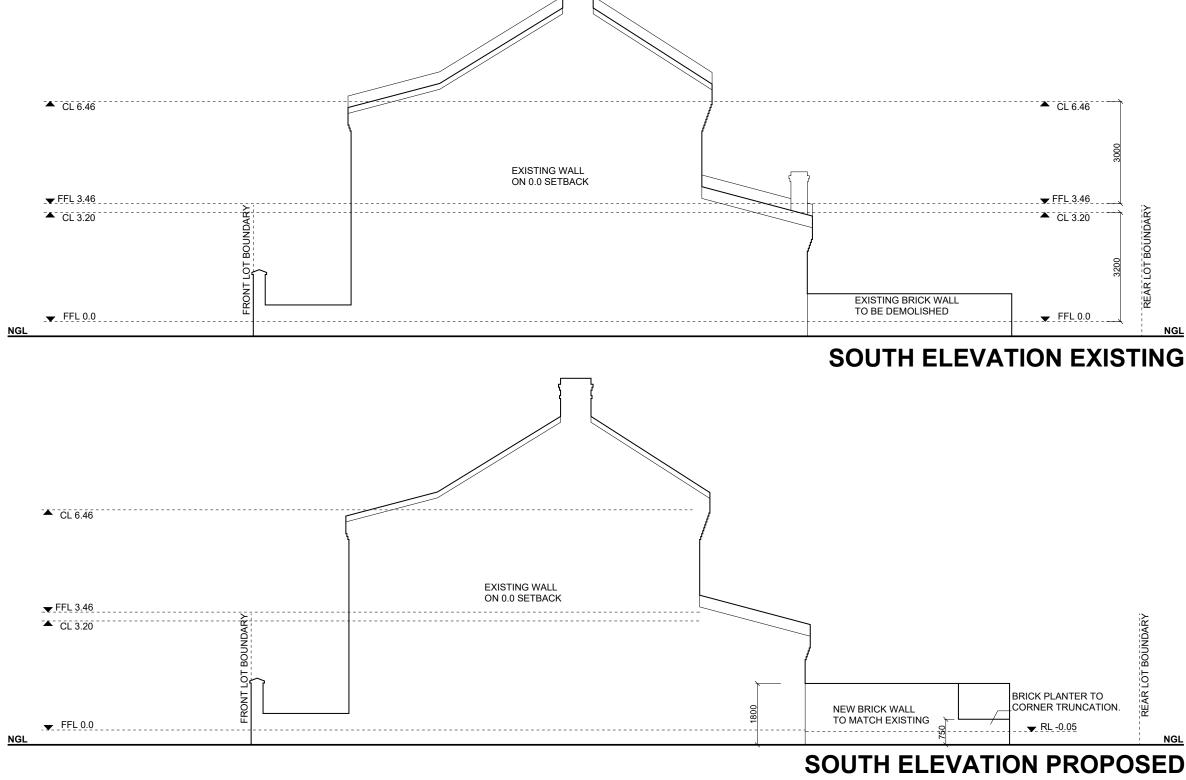
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EAST ELEVATION PROPOSED





WILD DESIGN OFFICE

23.06.2023

ALTERATIONS. 54-56 LINDSAY STREET, PERTH.

FENESTRATION / BRICKWORK SCHEDULE.

FENESTRATIONS

ITEM	ТҮРЕ	MATERIAL	COLOUR	IMAGE
DOOR TO 54 LINDSAY STREET.	AWS 618 SERIES 3 PANEL STACKING	FRAMES - ALUMINUM GLAZING- VIRIDIAN COMFORT PLUS, CLEAR	PEARL WHITE POWDER COATED	
DOOR TO 56 LINDSAY STREET.	AWS 618 SERIES 2 PANEL SLIDING	FRAMES - ALUMINUM GLAZING- VIRIDIAN COMFORT PLUS, CLEAR	PEARL WHITE POWDER COATED	
WINDOW TO 56 LINDSAY STREET.	AWS 618 SERIES SINGE PANEL TOP HUNG AWNING	FRAMES - ALUMINUM GLAZING- VIRIDIAN COMFORT PLUS, CLEAR	PEARL WHITE POWDER COATED	

BRICKWORK

ITEM	ТҮРЕ	MATERIAL	COLOUR	IMAGE
STREET WALL TO MONGER STREET.	AUSTRAL BRICKS, 'GOVERNOR' COMMON FORMAT.	STRETCHER BOND	BRICKS - 'GIPPS' MORTAR - WHITE	



Determination Advice Notes:

- 1. This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
- 2. If the development the subject of this approval is not substantially commenced within a period of 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.
- 6. 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

5.6 OUTCOME OF ADVERTISING AND ADOPTION OF AMENDMENTS TO LOCAL PLANNING POLICY NO. 7.5.1 - MINOR NATURE DEVELOPMENT

Attachments:

- 1. Local Planning Policy: Planning Exemptions <u>U</u>
- 2. Advertised Draft Local Planning Policy: Planning Exemptions <u>U</u>
- 3. Local Planning Policy: Planning Exemptions Tracked Changes 😃 🛣

RECOMMENDATION:

That Council:

- 1. PROCEEDS with the Amendment to Local Planning Policy No. 7.5.1 Minor Nature Development, pursuant to Schedule 2, Part 2, Clause 5 of the *Planning and Development* (Local Planning Schemes) Regulations, as at Attachment 1; and
- 2. PREPARES and PUBLISHES the notice of revocation for Local Planning Policy No. 7.5.8 Temporary Viewing Platforms, pursuant to Schedule 2, Part 2, Clause 6(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015.*

PURPOSE OF REPORT:

To consider the outcomes of community consultation on the Amendment to Local Planning Policy No. 7.5.1 – Minor Nature Development and to determine whether to proceed with the amended policy.

BACKGROUND:

<u>Local Planning Policy No. 7.5.1 – Minor Nature Development</u> (the Policy) was adopted by Council on 27 March 2001. Minor amendments were made on 22 November 2005 and 11 June 2013, a major review has not been undertaken since the Policy's adoption.

Council at its <u>23 August 2022 Meeting</u> considered a report on the review of the Policy and approved the amended Policy for the purpose of community consultation.

DETAILS:

The *Planning and Development Regulations (Local Planning Schemes) 2015* (the Regulations) identifies works and land uses which are exempt from requiring development (planning) approval across Western Australia. It also allows local governments to prepare local planning policies which specify additional works and land uses that are exempt from requiring planning approval.

Within the City's unique context it is appropriate to support improved approvals processes by providing additional planning exemptions for works and land uses that are unlikely to have a negative impact on the community and that are subject to appropriate conditions.

The proposed changes would result in a contemporary Policy that would delivers efficiencies and better support our community in undertaking small building projects, operate their businesses and hold regular community events.

The amended Policy has been prepared to address the following:

- To update its structure and function in line with current practice;
- To be consistent with the Regulations;
- To respond to risks and opportunities in the existing Policy;
- To include additional and revised exemptions in relation to creative land uses, regular community events, temporary works and land uses, and minor works (small projects) to residential and non-residential developments; and
- To include guidance on when temporary viewing platforms are appropriate and exempt from planning approval.

The inclusion of temporary viewing platforms within the Policy means <u>Local Planning Policy No. 7.5.8 –</u> <u>Temporary Viewing Platforms</u> would be revoked.

The final amended Policy is included as **Attachment 1**, now titled Local Planning Policy: Planning Exemptions.

CONSULTATION/ADVERTISING:

In accordance with the City's <u>Community and Stakeholder Engagement Policy</u>, community consultation occurred for a period of 21 days from 25 November 2022 to 16 December 2022.

The methods of consultation were as follows:

- Notice published on the City's website;
- Notice posted to the City's social media;
- Notice published in the PerthNow Central newspaper on 24 November 2022;
- Notice displayed on the notice board at the City's Administration and Library and Local History Centre;
- Emails to each of the City's Town Teams; and
- Targeted consultation to a selection of key public spaces or venues across the City that host or have hosted regular or large events. The purpose was to seek feedback both from users of these spaces or venues and from nearby residents or businesses who may be impacted by events. The methods of this consultation included notification of the Policy review and specific mention of the amendments affecting events, and were as follows:
 - Letters mailed to all properties adjoining and adjacent to four key public events spaces in the City, being Hyde Park, Kyilla Park, Braithwaite Park and Birdwood Square; and
 - o Signs on site at each of the parks listed above as well as at North Perth Town Hall.

At the conclusion of the consultation period, a total of seven submissions were received.

- Two submissions were in support, both with no comments provided;
- Three submissions were neither in support nor objection. Of these, one submission provided comments; and
- Two submissions in objection. Of these, one submission provided comments.

Administration contacted the person who made the submission in objection and provided comments. It was confirmed that their submission was not in relation to the Policy and was instead in relation to a development application the City was separately consulting on at the time.

Following the consultation period an additional late submission was received that was in objection and provided comments.

The comments provided in relation to the Policy are summarised as follows:

Submission neither in support or objection:

No objection to well managed events that are approved by Vincent, but raise concerns that noise levels are kept to a reasonable level and this is actively controlled by Vincent, as this can impact adjacent residents. Request that any changes to the local planning policy include some active method and monitoring of noise control.

Query how groups that set up their own informal events with amplified music in Hyde Park can be controlled. There are often informal groups creating excessive noise at times within the park, and there have been recent examples where noise generated by live music was easily heard by adjacent residents in their homes, and may not have been appreciated by other Park users.

Late submission in objection:

Parking considerations are something that very few events consider, meaning that people arrive at Hyde Park and ignore parking restrictions. This creates significant issues for residents and other casual and regular park users who respect parking restrictions.

There are already regular parties occurring for most of the day and into the evenings, and Rangers often don't actively enforce the parking restrictions in these periods. This does not help people who have no off-street parking, especially when a parking space within a reasonable distance of their home cannot be found. All events should have a parking plan and be encouraged to arrange parking elsewhere, to not disappoint both event attendees, residents and other users.

There also needs to be a policy with regard to what kind of events are suitable in a park that was designed to be a tranquil oasis for people, not a music venue.

The advertised draft amended Policy is included as Attachment 2.

The final amended Policy was not readvertised as the changes made were in response to the comments received or were providing clarification on policy operation, and did not result in any new exemptions being added that were not previously advertised.

LEGAL/POLICY:

Schedule 2, Clause 4 and 5 of the Regulations sets out the requirements to make and amend a local planning policy. Clause 6 sets out the requirements to revoke a local planning policy.

The City's Policy Development and Review Policy 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 adopt the amended Policy and revoke the Temporary Viewing Platforms Policy.

STRATEGIC IMPLICATIONS:

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

Connected Community

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

Thriving Places

We are recognised as a City that supports local and small business.

We encourage innovation in business, social enterprise and imaginative uses of space, both public and private.

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.

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 amended Policy may result in a reduction in development application fees received by the City as some works and land uses would no longer need development approval under the amendments.

COMMENTS:

The final amended Policy has been updated in response to the comments received during community consultation and a further review of the Policy by Administration in relation to the exemption for regular events.

A tracked changes copy of the Policy between the advertised draft version and the final version is included as **Attachment 3**.

The updates are set out below.

Events Exemption

The exemption for events in the Policy has been updated in response to the comments received during community consultation, feedback provided from Elected Members following the consultation period and a review of other Local Government local planning policies in relation to exemptions and events.

The exemption in the advertised draft Policy is summarised as follows:

- On public land, the event is limited to occurring once per week, for a single period of 12 consecutive hours or less.
- On public or private land, the event is limited to occurring once per month, for a single period of 12 consecutive hours or less.
- The 12 consecutive hours does not include set-up and pack-down time.
- Written notification is to be provided to all adjoining residential properties prior to the event occurring.
- The event is not to be of a high scale, impact or intensity, as determined by the City.

The updated exemption in the final Policy is summarised as follows:

- On public land, the event is limited to occurring once per week, for a single period of six consecutive hours or less. This is only available for the purpose of community markets that are limited to no more 40 stallholders. This is a change from the advertised draft Policy.
- On public or private land, the event is limited to occurring once per month, for a single period of 12 consecutive hours or less. This is not a change from the advertised draft Policy.
- The consecutive hours includes set-up and pack-down time. This is a change from the advertised draft Policy.
- Written notification is to be provided to all adjoining residential properties prior to the event occurring. This is not a change from the advertised draft Policy.
- An Event Application is required to have been submitted to the City. This is a change from the advertised draft Policy.
- The event is limited to starting no earlier than 7:00am on Monday to Saturday or 9:00am on Sunday or public holidays, and finishing no later than 10:00pm. This is a change from the advertised draft Policy.

The reasons for the changes to the updated exemption are summarised as follows:

Weekly Events and Community Markets

The exemption for an event on public land occurring once per week has been revised to further limit the scope to community market events only.

This is to be consistent with common weekly events that already occur or have previously occurred in the City, and that are generally accepted by the community, such as the Kyilla Community Farmers Market (Kyilla Markets) and the Mount Hawthorn Hawkers Market (Mount Hawthorn Markets).

The exemption has also been revised to further restrict the scale of the weekly community market event. The number of consecutive hours it can occur for has been reduced to six hours, with this period to include set-up and pack-down time, and the maximum number of stallholders has been limited to 40.

These conditions are consistent with the terms imposed on the previous approvals that have been granted by the City to the Kyilla and Mount Hawthorn Markets. Under these previous approvals, the maximum number of stallholders are limited to 40 for Kyilla Markets and 25 for Mount Hawthorn Markets, and their hours of operation (inclusive of set-up and pack-down times) are limited to a period of six hours from 7:00am to 1:00pm for Kyilla Market and 4:00pm to 10:00pm for Mount Hawthorn Market.

These changes, along with the other conditions that would still apply including those set out below, would ensure that the exemption supports weekly community events such as morning farmers markets or evening hawkers markets, whilst ensuring that they would not adversely impact on the surrounding area.

Event Application Process

The requirement for an Event Application to be submitted to the City prior to an event occurring has been moved from the guidance column to be a condition of being exempt from planning approval.

Before an event could start occurring under this exemption, an Event Application would need to be submitted to the City. This would require the event organiser to go through the existing events process where details of the event would need to be submitted to the City for assessment.

As part of the existing Event Application assessment process, details are required to be submitted to the City including the following:

- Event dates, times, location, activities, estimated attendance and set-up/pack-down periods;
- Details on health requirements, including the sale of food or alcohol, noise creating devices and expected sound level emissions, and any temporary structures or seating that would be erected;
- Details on parks requirements, including any required groundworks, lighting, signage and vehicle access;
- Details on traffic operations, including whether there will be road or car park closures or temporary car parking provided;
- o Details on waste management, including expected generation, collection and bin requirements; and
- Details on accessibility requirements, the notification of relevant Emergency Service providers and whether there will security or crowd control.

These details are then assessed by Administration and the relevant teams consider the proposed event against the relevant City policies, local laws and State legislation. Any necessary approvals are then issued under the relevant policies, local laws and legislation, and if Administration has queries or concerns then further information would be sought from the event organiser.

The previous condition in the advertised draft Policy of being exempt from planning approval where the regular event was not seen to be of a 'high scale, impact or intensity' has been removed. This condition was subjective, as the scale, impact and intensity of an event may vary depending on the location, size and type of the event venue, the event activities and the event management practices. This assessment would instead occur as part of the Event Application process.

For these reoccurring events, there would also be an opportunity for Administration to monitor the event and address any issues or complaints that may arise with the event organiser so that their operations and practices can be adjusted for future events.

Operating Hours and Noise

The exemption has been revised to further restrict when the event could occur, to ensure that it does not occur over multiple days or during sensitive hours where there may be associated noise impacts.

It has been clarified that set-up and pack-down times are to be included in the single period of consecutive hours that the event occurs for once per week or month. This is to ensure that set-up and pack-down does not occur on the day/s prior or following the event, limiting the scale of event the exemption could apply to.

Times that the event needs to occur within have also been added, being no earlier than 7:00am on Monday to Saturday or 9:00am on Sunday or public holidays, and no later than 10:00pm on any day. This is aligned with the *Environmental Protection (Noise) Regulations 1997* (the Noise Regulations) to restrict events from occurring during the most sensitive hours of the day in relation to noise.

An additional note has been included following Table 4 to advise that temporary land uses and works are still required to comply with the Noise Regulations outside of these hours, and that noise should be appropriately minimised so that they do not impact the amenity of the surrounding properties.

As part of the existing assessment process for Event Applications, the City's Health Services team considers information submitted by the event organiser against the Noise Regulations. A decision is made on a caseby-case basis on whether noise monitoring is conducted at the event as this generally only occurs for large scale events at HBF Park.

For informal or one-off events referenced in the community consultation submissions, such as private picnics or birthday parties, these are already exempt under Clause 67(2)(f) in Schedule 2 (Deemed Provisions) of the Regulations which states as follows:

Temporary use that is in existence for less than 48 hours, or a longer period agreed by the local government, in any 12-month period.

These events are smaller one-off private occasions and informal in nature, and would not require an Event Application. These events would be a matter for the City's Rangers team or the Western Australian Police Force to respond to if complaints did arise.

The exemption under this Policy is in relation to events occurring on a regular basis, either weekly for community markets on public land or monthly on public or private land. If complaints are received or issues occur, then there would be an opportunity to address this with the event organiser so that they can adjust their operations for future events. The City could also conduct noise monitoring to assess the event against the Noise Regulations and take action if there is non-compliance.

Minor Residential Works Exemption

The exemption for minor residential works under Table 2 of the Policy has been updated in response to the Medium Density Codes that have been publicly released by the State Government and which will come into effect on 1 September 2023.

The updates are to ensure that minor residential works will need to satisfy the relevant and equivalent deemed-to-comply standards under the Medium Density Codes, being Part C of the updated Residential Design Codes Volume 1 2023.

Relationship of Exemptions to Previous Development Approvals

An additional clause under the Policy Operation section of the Policy has been included to clarify that where works and land uses have received a previous development approval, that they still need to comply with this approval and any associated conditions.

This is consistent with the approach taken by the State Government under the Regulations, where a similar clause is included to clarify that the new or updated exemptions do not apply retrospectively and that previously approved works and land uses are still bound by the terms of their previous approvals.

CITY OF VINCENT

LOCAL PLANNING POLICY: Planning exemptions

Legislation / local law requirements	This Policy has been prepared under the provisions of Schedule 2, Part 2 and 3 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	 Local Planning Policy: Built Form Local Planning Policy: Child Care and Family Day Care Vibrant Public Spaces Policy

PRELIMINARY

INTRODUCTION

The *Planning and Development Regulations (Local Planning Schemes) 2015* (the Regulations) identifies works and land uses which are exempt from requiring development (planning) approval across Western Australia. The Regulations allow local governments to prepare local planning policies which specify additional works and land uses that are exempt from development approval.

The City of Vincent recognises the need to remove barriers for proposals that are unlikely to have a negative impact on the community, and that it is appropriate for additional works and land uses to be exempt in the City.

PURPOSE

The purpose of this Policy is to exempt additional works and land uses not already identified in the Regulations or other Local Planning Policies from requiring development approval in the City of Vincent.

OBJECTIVE

The objectives of this Policy are:

- 1. To streamline planning processes and remove barriers to enable development and to support new and existing businesses.
- 2. To facilitate thriving places and sensitive design which responds to the City of Vincent's unique character and identity.
- 3. To exempt works, land uses and minor amendments which meet specified conditions and are of a low scale and impact, are appropriately designed and located, would not adversely impact the amenity of the community and surrounding properties, and would not adversely impact the appearance of the streetscape and public realm.
- 4. To ensure that proponents of exempt works and land uses understand that other approvals may be required under other Legislation.

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CITY OF VINCENT

LOCAL PLANNING POLICY: Planning exemptions

5. To provide a definition for a minor amendment under the Regulations and to provide guidance on what should be considered when deciding whether an amendment is minor.

SCOPE

The provisions of this Policy apply to all works and land uses within the City of Vincent that are listed below and meet the conditions specified.

This Policy refers to other policies where they include standards which the works or land uses must meet to be exempt from development approval, including the City's Local Planning Policies relating to Built Form and to Child Care and Family Day Care, and the City's Policy relating to Vibrant Public Spaces. Where other Local Planning Policies or the Regulations specify other instances where works and land uses are exempt from development approval, these instances apply in addition to those listed in this Policy.

POLICY PROVISIONS

DEFINITIONS

Where they are not defined below, words and terms referred to in this Policy are as defined in the City's Local Planning Scheme No. 2 (the Scheme), the *Planning and Development Act 2005*, the Regulations or the Residential Design Codes (the R-Codes).

Minor Amendment means an amendment to a condition of approval or an aspect of an approved development which does not result in a substantial change to the approved development and is inconsequential when considering the following:

- The overall size and scale of the approved development;
- The potential impact of the amendment on the amenity of the adjoining properties and streetscape;
- The potential for the amendment to result in new or additional off-site impacts on the surrounding area, including but not limited to, noise, traffic and parking impacts;
- The level of visibility of the amendment from the adjoining properties, streetscape and surrounding area;
- The impact of the amendment on the approved development outcome overall, the conditions of development approval and the individual departures to the planning framework standards that were approved; and
- The cumulative impact resulting from the nature and the total number of amendments which are being or have been made to the approved development.

Public Land means all City owned and managed land, Crown land or any other land which is owned and managed by a State Government body or another public authority.

Temporary Viewing Platform means a removable structure that has been erected for a limited period of time, only at an approved location, for the sole purpose of demonstrating the prospective views of a new residential, mixed use or commercial development.

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EXEMPTIONS

- 1. Policy Operation for Exemptions
 - a) The works and land uses that are exempt from development approval are separated into the following tables:
 - Table 1 Land Uses
 - Table 2 Residential Works
 - Table 3 Non-Residential and Other Works
 - Table 4 Temporary Uses and Works

Please refer to the relevant table below for the works or land use type proposed.

- b) Each table is separated into the following columns:
 - Column 1 The type of works or land use which could be exempt.
 - Column 2 The location where the works or land use must be located to be exempt.
 - Column 3 Conditions that the works or land use must meet to be exempt.
 - Column 4 Guidance for satisfying the condition, other relevant information or other approvals that may be required before the works or land use can commence.
- c) To be exempt from development approval, the works or land use must be of a type referred to in Column 1, must be in the location referred to in Column 2 and must meet all conditions listed in Column 3.

If a condition in Column 3 states that it needs to be determined by the City, confirmation is required to be received from the City that the proposed works or land use would satisfy this condition before they can commence. The interpretation of the exemptions from development approval listed is also subject to the guidance in Column 4 and the notes under each table.

- d) Although the works or land use may be exempt from development approval, other approvals may be required from the City before the works or land use can start.
- e) Where works and land uses don't meet the specifications below then a development application will be required to be submitted to the City for these proposals, unless they don't require development approval under other Local Planning Policies or the Regulations.
- f) For works and land uses on <u>public land</u>, and unless otherwise listed in this Policy, development approval is not required for these works and land uses where they have received and hold a valid approval or permit from the City under an applicable Local Law.
- g) Works and land uses that have previously received development approval are still bound by that development approval and the associated conditions of approval. An exemption under this Policy does not supersede a previous development approval or replace the need for previously approved works and land uses to comply with that approval.

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2. Exemptions for Minor Amendments

Under Schedule 2 Clause 77(3) of the Regulations, the City is provided with discretion to waive the requirement for development approval for minor amendments to approved developments. In considering a proposal to amend an aspect or a condition of an approved development, the City will exercise its discretion in accordance with the definition of minor amendment outlined in this Policy.

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Table 1 – Land Use Exemptions

	Land Use	Location	Conditions	Guidance
1	Art Gallery	Centre and Commercial zoned land.	 The net lettable area of the premises is no more than 300m²; and The development: has no works component; or is not required to receive development approval for any works component. 	 Refer to the definition of Net Lettable Area in the Scheme Refer to Table 3 below or the Regulations to confirm wheth for the works component. A <u>Building Permit</u> from the City's Building team may be (including internally).
2	Exhibition Centre	Commercial zoned land.	 The net lettable area of the premises is no more than 300m²; The development must be located within the area bounded by the Graham Farmer Freeway, Loftus Street and Newcastle Street in West Perth as per the map in Appendix 1; and The development: a. has no works component; or b. is not required to receive development approval for any works component. 	 An <u>Occupancy Permit</u> will be required from the City's E classification of the building. A <u>Food Business registration</u> will be required from the Cit supply food or drinks at the premises A liquor licence may be required from the Department of <u>39 certificate</u> and <u>Section 40 certificate</u> to be obtained t teams. A <u>Public Building certificate</u> will be required if you plan to h at the premises. If there is any 'assembly' of people at a page.
3	Market	Commercial zoned land.	 The net lettable area of the premises is no more than 300m²; The development must be located within the area bounded by the Graham Farmer Freeway, Loftus Street and Newcastle Street in West Perth as per the map in Appendix 1; and The development: a. has no works component; or b. is not required to receive development approval for any works component. 	 at the premises, a <u>Public Building certificate</u> will be require An <u>Outdoor Eating Area permit</u>, <u>Goods Display permit</u> ar required to have an eating area or to display goods or sig An <u>Event Application</u> will be required to be submitted to that any events or gatherings.
4	Reception Centre	Commercial zoned land.	 The net lettable area of the premises is no more than 300m²; The development must be located within the area bounded by the Graham Farmer Freeway, Loftus Street and Newcastle Street in West Perth as per the map in Appendix 1; and The development: a. has no works component; or b. is not required to receive development approval for any works component. 	
5	Family Day Care Services	All zoned land under the Scheme.	 The Family Day Care Services satisfies the general requirements and requirements specific to Family Day Care Services in the City's Local Planning Policy relating to Child Care and Family Day Care. The development: a. has no works component; or b. is not required to receive development approval for any works component. 	 Refer to Table 3 below or the Regulations to confirm wheth for the works component. A <u>Building Permit</u> from the City's Building team may be (including internally). An <u>Occupancy Permit</u> will be required from the City's E classification of the building. A <u>Food Business registration</u> may be required from the C

Note 1: To be exempt from development approval, the land use must be of a type referred to in Column 1, must be in the location referred to in Column 2 and must meet all conditions listed in Column 3.

Note 2: Land uses are as per the definitions in the Scheme.

Note 3: The additional approvals which may be required before the land use can operate are underlined in the Guidance column. These are only the main approvals that may be required from the City and the State Government, and there may be other approvals required. These approvals are also subject to change.

Note 4: Land uses and any associated noise generating activities are required to comply with the Environmental Protection (Noise) Regulations 1997. Noise from these activities should be appropriately minimised to ensure that they do not impact of the amenity of surrounding properties.

Note 5: In accordance with Schedule 2 Clause 77E(1) of the Regulations, land uses listed above are not required to comply with the applicable minimum on-site parking requirement.

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me and Regulations.

ether development approval is required

be required for any associated works

Building team to change the use or

City's Health team if you plan to sell or

of Liquor. They may require a Section d from the City's Health and Planning

o host gatherings, events or activations a particular time for a particular purpose uired from the City's Health Team. and/or Portable Signage permit will be

signage in the verge or footpath. the City if the land use will be hosting

ether development approval is required be required for any associated works

Building team to change the use or

City's Health team.

Table 2 – Residential Works Exemptions

	Works	Location	Conditions	Guidance
1	Pergolas	All zoned land under the Scheme.	 The works are not located in a heritage-protected place; and The pergola or vergola are not located within the primary or secondary street setback of a building. 	• A <u>Building Permit</u> from the City's Building team may be required for the works.
2	Minor Works	All zoned land under the Scheme.	 The works are not located in a heritage-protected place; The works are associated with a single or grouped dwelling; The works are of the following types of structures or works (excluding those used for vehicle parking and shipping containers): Outbuilding; Patio, Alfresco or equivalent; Verandah, Porches or equivalent; and Alterations and Additions to extend or alter an existing dwelling's footprint; and The works: Are not located within the primary or secondary street setback of a building; Have an area of no more than 30 square metres; Have a total height of no more than 3.5 metres above natural ground level; and Do not result in departures to the R-Codes Volume 1: Part B Outdoor Living Area, Open Space and Boundary Wall length deemed-to-comply standards; or Part C Private Open Space, Site Cover, Solar Access and Ventilation and Boundary Wall length deemed-to-comply standards. 	 A <u>Building Permit</u> from the City's Building team may be required for the works. The R-Codes Volume 1 Part B applies to properties coded R25 and below, and Part C applies to those coded R30 and above.
3	Fences – Multiple Dwellings	All zoned land under the Scheme.	 The works are not located in a heritage-protected place; The works are associated with multiple dwellings; and The street fences, walls and gates must fully satisfy the deemed-to- comply standards or acceptable outcomes of the R-Codes, the City's Local Planning Policy relating to Built Form and the City's Local Law relating to Fencing. 	 A <u>Building Permit</u> from the City's Building team may be required for the works. Refer to the Regulations for the exemption for fences associated with single and grouped dwellings.
4	Site Works and Retaining Walls – Grouped and Multiple Dwellings	All zoned land under the Scheme.	 The works are not located in a heritage-protected place; and The fill, excavation and retaining walls must not exceed 500 millimetres in height from natural ground level. 	 A <u>Building Permit</u> from the City's Building team may be required for the works. Site works can include alterations to ground levels with structures such as decking, paving, ramps and similar structures which alter the apparent ground level without involving the fill or excavation of soil. Site works completed under this exemption does not change the natural ground level of the site, which is defined in the Regulations.

Note 1: To be exempt from development approval, the works must be of a type referred to in Column 1, must be in the location referred to in Column 2 and must meet all conditions listed in Column 3.

Note 2: A heritage-protected place is defined in Schedule 2 Clause 1A of the Regulations. This includes, but is not limited to, any place listed on the State Register of Heritage Places or any place listed on the City's Municipal Heritage Inventory either individually or as part of a heritage area.

Note 3: The additional approvals which may be required before the works can start are <u>underlined</u> in the Guidance column. These are only the main approvals that may be required from the City and the State Government, and there may be other approvals required. These approvals are also subject to change.



Table 3 – Non-Residential and Other Works Exemptions

	Works	Location	Conditions	Guidance
1	Fences	All zoned land under the Scheme.	 The works are not located in a heritage-protected place; and The street fences, walls and gates must fully satisfy the acceptable outcomes of the City's Local Planning Policy relating to Built Form and the City's Local Law relating to Fencing. 	• A <u>Building Permit</u> from the City's Building team may be required for the works.
2	Minor Works	All zoned land under the Scheme.	 The works are not located in a heritage-protected place; and The works: Are not directly visible from a primary or secondary street; Have an area of no more than 30 square metres; Have a total height of no more than 3.5 metres above natural ground level; and Have a floor level no more than 0.5 metres above natural ground level. 	A <u>Building Permit</u> from the City's Building team may be required for the works.
3	Site Works and Retaining Walls	All zoned land under the Scheme.	 The works are not located in a heritage-protected place; and The fill, excavation and retaining walls must not exceed 500 millimetres in height from natural ground level. 	 A <u>Building Permit</u> from the City's Building team may be required for the works. Site works can include alterations to ground levels with structures such as decking, paving, ramps and similar structures which alter the apparent ground level without involving the fill or excavation of soil. Site works completed under this exemption does not change the natural ground level of the site, which is defined in the Regulations.
4	Roof Replacements	All zoned land under the Scheme.	 The works are not located in a heritage-protected place; and The roof shall be a like-for-like replacement of the existing roof in terms of its area, height and roof pitch. 	A <u>Building Permit</u> from the City's Building team may be required for the works.
5	Shopfront or Building Façade Alterations	All zoned land under the Scheme.	 The works are not located in a heritage-protected place; and The works; Do not alter any part of the alignment of the shopfront or building façade in relation to its proximity to the street boundary; Do not result in the removal of any features of traditional shopfront design, including recessed doorways, stall risers, seating ledges and sills; Maintain a shopfront or building façade which has an active and interactive relationship with the street; and Do not include the installation of roller doors, shutters or the equivalent. 	 A <u>Building Permit</u> from the City's Building team may be required for the works. The shopfront or building façade alterations do not include signage. Refer to the City's Local Planning Policy relating to Signs and Advertising for exemptions for signage.
6	Signs and Advertising on Public Spaces	Public land.	 The signs and advertising must relate to the following: a. the functions of government, a public authority or the Council of a local government, excluding those of a promotional nature constructed or exhibited by, or on behalf of, any such body; b. required for the management and control of traffic on any public road, car park, cycleway, railway or waterway where such advertisement has been constructed, exhibited by or at the direction of a government department, public authority or the Council of a local government; or c. required to be exhibited by or pursuant to any statute or regulation or the like made pursuant to powers contained within a statute provided that any such advertisement is constructed and/or exhibited strictly in accordance with the requirements specified therein. 	• A <u>Building Permit</u> from the City's Building team may be required for the works.
7	Street Furniture	Public land.	 The street furniture is subject to an approved and current Vibrant Public Space Agreement. 	Refer to the City's Vibrant Public Spaces Policy for guidance.



	8	Affixed Eating Area Furniture	Public land.	1.	The affixed eating area furniture is subject to an approved and current Vibrant Public Space Agreement.	•	Refer to the City's Vibrant Public Spaces Policy for guida
	9	Pop-Up Parklet or Pop-Up Eatlet	Public land.	1.	The pop-up parklet or pop-up eatlet is subject to an approved and current Vibrant Public Space Agreement.	•	Refer to the City's Vibrant Public Spaces Policy for guida A <u>Building Permit</u> from the City's Building team may be re
-	10	Parklet or Eatlet	Public land.	1.	The parklet or eatlet is subject to an approved and current Vibrant Public Space Agreement.	•	Refer to the City's Vibrant Public Spaces Policy for guida A <u>Building Permit</u> from the City's Building team may be re

Note 1: To be exempt from development approval, the works must be of a type referred to in Column 1, must be in the location referred to in Column 2 and must meet all conditions listed in Column 3.

Note 2: A heritage-protected place is defined in Schedule 2 Clause 1A of the Regulations. This includes, but is not limited to, any place listed on the State Register of Heritage Places or any place listed on the City's Municipal Heritage Inventory either individually or as part of a heritage area.

Note 3: The additional approvals which may be required before the works can start are <u>underlined</u> in the Guidance column. These are only the main approvals that may be required from the City and the State Government, and there may be other approvals required. These approvals are also subject to change.

Note 4: Non-residential works includes works associated with mixed use developments.



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Table 4 – Temporary Use and Works Exemptions

	Land Use and/or Works	Location	Conditions	Guidance
1	Temporary Uses and Events – Community Markets	Public land.	 The temporary use or event is in existence for a single period of 6 consecutive hours or less over one day in any one week period; Written notification is provided to all adjoining residential properties a minimum of one week prior to first occurrence of the event or use; An Event Application has been submitted to the City; The temporary use or event shall commence no earlier than 7:00am on Monday to Saturday or 9:00am on Sunday and public holidays, and shall end no later than 10:00pm on any day; and The temporary use or event is limited to no more than 40 stallholders. 	 Community markets includes farmers markets, hawkers similar events predominantly involving the display and sale vendors, with the events open and accessible to the publ The consecutive hours includes time for the set-up structures associated with the temporary use or event. The written notification shall at minimum include the nallocation, the activities involved, the start and finish time o event or use will occur on and the name and contact manager.
2	Temporary Uses and Events	Public land or all zoned land under the Scheme.	 The temporary use or event is in existence for a single period of 12 consecutive hours or less over one day in any one month period; Written notification is provided to all adjoining residential properties a minimum of one week prior to first event occurring; An Event Application has been submitted to the City; and The temporary use or event shall commence no earlier than 7:00am on Monday to Saturday or 9:00am on Sunday and public holidays, and shall end no later than 10:00pm on any day. 	 As part of an Event Application, the following details wo for assessment against the relevant City policies, local latering Dates, times, location, estimated attendances and set A description of the event activities and operations. Details on the sale of food and alcohol, noise creating and any temporary structures or seating that would be Details on any required groundworks, lighting, signate Traffic and parking details and management, including or car park closures. Waste details and management, including generation Accessibility requirements and details. Notification of the relevant Emergency Services prodetails.
				 Further information may be required from the City as you Temporary structures that are accessible by the public (for temporary <u>Occupancy Permit</u> from the City's Building temporary <u>Occupancy Permit</u> from the City's Building temporary and also be required. For signs associated with the temporary use or event, referenting to Signs and Advertising for exemptions for signa For a temporary use or event on public land, they are still any terms or conditions of any lease, licence, permit or or use of the land.
3	Temporary Construction Infrastructure and Activities	Public land or all zoned land under the Scheme.	 The temporary construction infrastructure and activities may include offices, sheds, containers, site yards or any other development and: must be associated with and used by builders or contractors who are directly associated with approved construction works and must be located on the same site or on a nearby site to where these works are occurring, as determined by the City; must be removed from the site/s upon completion of the construction works; and must be associated and operate in accordance with a construction management plan which has been approved by the City. 	• The construction management plan must be approved construction infrastructure being set up or used.

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ers markets, fairs, swap meets or other sale of goods from stalls by independent ublic at all times without charge. p and pack-down of equipment and

a name of the event or use, the exact e of the event or use, the dates that the act details of the event organiser and

would need to be submitted to the City laws and State legislation:

- I set-up/pack down periods.
- .
- ting devices and sound level emissions, Id be required.
- nage and vehicle access.
- ding temporary arrangements and road
- tion, collection and bin requirements.
- provides and security/crowd control
- your application is assessed.
- (for example, a marquee) will require a team, and depending on their size a
- refer to the City's Local Planning Policy mage.
- still bound and required to comply with or other agreement with the City for the

nstruction Managements Plans. ed by the City prior to the temporary

o be used for temporary construction on site. Generally a nearby site is one on the other side of a street or right-ofroximity of the construction site may be ning or directly opposite sites available ne surrounding area.

oes not include sites primarily used for or accumulation of waste.

e required for the works.

4		Public land or all zoned and under the Scheme.	 The platform is associated with a development which has a valid development approval; The platform is erected for a maximum period of three months from the date of issue of the building permit for the platform; The platform is located away from adjoining residential properties and the viewing floor/s shall be screened appropriately to restrict views downwards and towards adjoining residential properties, as determined by the City; and The maximum height of the platform is no higher than the maximum height of the approved development. 	 The City will determine whether the temporary viewing pl and screened. The platform should be located on the away from adjoining residential properties. Where there multiple sides of the site, the platform should be locat provided with screening devices around all sides of the y
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Note 1: To be exempt from development approval, the works or land use must be of a type referred to in Column 1, must be in the location referred to in Column 2 and must meet all conditions listed in Column 3.

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Note 3: Temporary land uses and/or works and any associated noise generating activities are required to comply with the *Environmental Protection (Noise) Regulations 1997*. Noise from these activities should be appropriately minimised to ensure that they do not impact of the amenity of surrounding properties.

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required for the works. The platform will Walkways, Stairways and Ladders (as

blatform has been appropriately located e side of the development site furthest e are adjoining residential properties on ated centrally. The platform should be e viewing floor/s and stairs where facing be a minimum of 75 per cent obscure rict views on a downward angle towards views directly out or upwards from the

Appendix 1 – Map of the area bounded by the Graham Farmer Freeway, Loftus Street and Newcastle Street in West Perth



OFFICE USE ONLY	
Responsible Officer	Manager Development and Design
Initial Council Adoption	27 March 2001
Previous Title	Local Planning Policy No. 7.5.1 – Minor Nature Development
Reviewed / Amended	22 November 2005, 11 June 2013, 25 July 2023
Next Review Date	2028

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CITY OF VINCENT

LOCAL PLANNING POLICY: Planning exemptions

Legislation / local law requirements	This Policy has been prepared under the provisions of Schedule 2, Part 2 and 3 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	 Local Planning Policy: Built Form Local Planning Policy: Child Care and Family Day Care Vibrant Public Spaces Policy 		

PRELIMINARY

INTRODUCTION

The *Planning and Development Regulations (Local Planning Schemes) 2015* (the Regulations) identifies works and land uses which are exempt from requiring development (planning) approval across Western Australia. The Regulations allow local governments to prepare local planning policies which specify additional works and land uses that are exempt from development approval.

The City of Vincent recognises the need to remove barriers for proposals that are unlikely to have a negative impact on the community, and that it is appropriate for additional works and land uses to be exempt in the City.

PURPOSE

The purpose of this Policy is to exempt additional works and land uses not already identified in the Regulations or other Local Planning Policies from requiring development approval in the City of Vincent.

OBJECTIVE

The objectives of this Policy are:

- 1. To streamline planning processes and remove barriers to enable development and to support new and existing businesses.
- 2. To facilitate thriving places and sensitive design which responds to the City of Vincent's unique character and identity.
- 3. To exempt works, land uses and minor amendments which meet specified conditions and are of a low scale and impact, are appropriately designed and located, would not adversely impact the amenity of the community and surrounding properties, and would not adversely impact the appearance of the streetscape and public realm.
- 4. To ensure that proponents of exempt works and land uses understand that other approvals may be required under other Legislation.

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CITY OF VINCENT

LOCAL PLANNING POLICY: Planning exemptions

5. To provide a definition for a minor amendment under the Regulations and to provide guidance on what should be considered when deciding whether an amendment is minor.

SCOPE

The provisions of this Policy apply to all works and land uses within the City of Vincent that are listed below and meet the conditions specified.

This Policy refers to other policies where they include standards which the works or land uses must meet to be exempt from development approval, including the City's Local Planning Policies relating to Built Form and to Child Care and Family Day Care, and the City's Policy relating to Vibrant Public Spaces. Where other Local Planning Policies or the Regulations specify other instances where works and land uses are exempt from development approval, these instances apply in addition to those listed in this Policy.

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Where they are not defined below, words and terms referred to in this Policy are as defined in the City's Local Planning Scheme No. 2 (the Scheme), the *Planning and Development Act 2005*, the Regulations or the Residential Design Codes (the R-Codes).

Minor Amendment means an amendment to a condition of approval or an aspect of an approved development which does not result in a substantial change to the approved development and is inconsequential when considering the following:

- The overall size and scale of the approved development;
- The potential impact of the amendment on the amenity of the adjoining properties and streetscape;
- The potential for the amendment to result in new or additional off-site impacts on the surrounding area, including but not limited to, noise, traffic and parking impacts;
- The level of visibility of the amendment from the adjoining properties, streetscape and surrounding area;
- The impact of the amendment on the approved development outcome overall, the conditions of development approval and the individual departures to the planning framework standards that were approved; and
- The cumulative impact resulting from the nature and the total number of amendments which are being or have been made to the approved development.

Public Land means all City owned and managed land, Crown land or any other land which is owned and managed by a State Government body or another public authority.

Temporary Viewing Platform means a removable structure that has been erected for a limited period of time, only at an approved location, for the sole purpose of demonstrating the prospective views of a new residential, mixed use or commercial development.

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EXEMPTIONS

- 1. Policy Operation for Exemptions
 - a) The works and land uses that are exempt from development approval are separated into the following tables:
 - Table 1 Land Uses
 - Table 2 Residential Works
 - Table 3 Non-Residential and Other Works
 - Table 4 Temporary Uses and Works

Please refer to the relevant table below for the works or land use type proposed.

- b) Each table is separated into the following columns:
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 - Column 3 Conditions that the works or land use must meet to be exempt.
 - Column 4 Guidance for satisfying the condition, other relevant information or other approvals that may be required before the works or land use can commence.
- c) To be exempt from development approval, the works or land use must be of a type referred to in Column 1, must be in the location referred to in Column 2 and must meet all conditions listed in Column 3.

If a condition in Column 3 states that it needs to be determined by the City, confirmation is required to be received from the City that the proposed works or land use would satisfy this condition before they can commence. The interpretation of the exemptions from development approval listed is also subject to the guidance in Column 4 and the notes under each table.

- d) Although the works or land use may be exempt from development approval, other approvals may be required from the City before the works or land use can start.
- e) Where works and land uses don't meet the specifications below then a development application will be required to be submitted to the City for these proposals, unless they don't require development approval under other Local Planning Policies or the Regulations.
- f) For works and land uses on <u>public land</u>, and unless otherwise listed in this Policy, development approval is not required for these works and land uses where they have received and hold a valid approval or permit from the City under an applicable Local Law.

2. Exemptions for Minor Amendments

Under Schedule 2 Clause 77(3) of the Regulations, the City is provided with discretion to waive the requirement for development approval for minor amendments to approved developments. In considering a proposal to amend an aspect or a condition of an approved development, the City will exercise its discretion in accordance with the definition of minor amendment outlined in this Policy.

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Table 1 – Land Use Exemptions

	Land Use	Location	Conditions	Guidance
1	Art Gallery	Centre and Commercial zoned land.	 The net lettable area of the premises is no more than 300m²; and The development: has no works component; or is not required to receive development approval for any works component. 	 Refer to the definition of Net Lettable Area in the Scheme Refer to Table 3 below or the Regulations to confirm wheth for the works component. A <u>Building Permit</u> from the City's Building team may be (including internally).
2	Exhibition Centre	Commercial zoned land.	 The net lettable area of the premises is no more than 300m²; The development must be located within the area bounded by the Graham Farmer Freeway, Loftus Street and Newcastle Street in West Perth as per the map in Appendix 1; and The development: a. has no works component; or b. is not required to receive development approval for any works component. 	 An <u>Occupancy Permit</u> will be required from the City's I classification of the building. A <u>Food Business registration</u> will be required from the Ci supply food or drinks at the premises A liquor licence may be required from the Department of <u>39 certificate</u> and <u>Section 40 certificate</u> to be obtained teams. A <u>Public Building certificate</u> will be required if you plan to I at the premises. If there is any 'assembly' of people at a p
3	Market	Commercial zoned land.	 The net lettable area of the premises is no more than 300m²; The development must be located within the area bounded by the Graham Farmer Freeway, Loftus Street and Newcastle Street in West Perth as per the map in Appendix 1; and The development: a. has no works component; or b. is not required to receive development approval for any works component. 	 at the premises, a <u>Public Building certificate</u> will be requi An <u>Outdoor Eating Area permit</u>, <u>Goods Display permit</u> ar required to have an eating area or to display goods or sig An <u>Event Application</u> will be required to be submitted to t any events or gatherings.
4	Reception Centre	Commercial zoned land.	 The net lettable area of the premises is no more than 300m²; The development must be located within the area bounded by the Graham Farmer Freeway, Loftus Street and Newcastle Street in West Perth as per the map in Appendix 1; and The development: a. has no works component; or b. is not required to receive development approval for any works component. 	
5	Family Day Care Services	All zoned land under the Scheme.	 The Family Day Care Services satisfies the general requirements and requirements specific to Family Day Care Services in the City's Local Planning Policy relating to Child Care and Family Day Care. The development: a. has no works component; or b. is not required to receive development approval for any works component. 	 Refer to Table 3 below or the Regulations to confirm wheth for the works component. A <u>Building Permit</u> from the City's Building team may be (including internally). An <u>Occupancy Permit</u> will be required from the City's I classification of the building. A <u>Food Business registration</u> may be required from the C

Note 1: To be exempt from development approval, the land use must be of a type referred to in Column 1, must be in the location referred to in Column 2 and must meet all conditions listed in Column 3.

Note 2: Land uses are as per the definitions in the Scheme.

Note 3: The additional approvals which may be required before the land use can operate are <u>underlined</u> in the Guidance column. These are only the main approvals that may be required from the City and the State Government, and there may be other approvals required. These approvals are also subject to change.

Note 4: Land uses and any associated noise generating activities are required to comply with the Environmental Protection (Noise) Regulations 1997. Noise from these activities should be appropriately minimised to ensure that they do not impact of the amenity of surrounding properties.

Note 5: In accordance with Schedule 2 Clause 77E(1) of the Regulations, land uses listed above are not required to comply with the applicable minimum on-site parking requirement.

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and/or Portable Signage permit will be signage in the verge or footpath.

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s Building team to change the use or

City's Health team.

Table 2 – Residential Works Exemptions

	Works	Location	Conditions	Guidance
1	Pergolas	All zoned land under the Scheme.	 The works are not located in a heritage-protected place; and The pergola or vergola are not located within the primary or secondary street setback of a building. 	A <u>Building Permit</u> from the City's Building team may be required for the works.
2	Minor Works	All zoned land under the Scheme.	 The works are not located in a heritage-protected place; The works are associated with a single or grouped dwelling; The works are of the following types of structures or works (excluding those used for vehicle parking and shipping containers): Outbuilding; Patio, Alfresco or equivalent; Verandah, Porches or equivalent; and Alterations and Additions to extend or alter an existing dwelling's footprint; and The works: Are not located within the primary or secondary street setback of a building; Have an area of no more than 30 square metres; Have a total height of no more than 3.5 metres above natural ground level; and Have a floor level no more than 0.5 metres above natural ground level; and Do not result in variations to the R-Codes Outdoor Living Area, Open Space and Boundary Wall length deemed-to-comply standards. 	A <u>Building Permit</u> from the City's Building team may be required for the works.
3	Fences – Multiple Dwellings	All zoned land under the Scheme.	 The works are not located in a heritage-protected place; The works are associated with multiple dwellings; and The street fences, walls and gates must fully satisfy the deemed-to- comply standards or acceptable outcomes of the R-Codes, the City's Local Planning Policy relating to Built Form and the City's Local Law relating to Fencing. 	 A <u>Building Permit</u> from the City's Building team may be required for the works. Refer to the Regulations for the exemption for fences associated with single and grouped dwellings.
4	Site Works and Retaining Walls – Grouped and Multiple Dwellings	All zoned land under the Scheme.	 The works are not located in a heritage-protected place; and The fill, excavation and retaining walls must not exceed 500 millimetres in height from natural ground level. 	 A <u>Building Permit</u> from the City's Building team may be required for the works. Site works can include alterations to ground levels with structures such as decking, paving, ramps and similar structures which alter the apparent ground level without involving the fill or excavation of soil. Site works completed under this exemption does not change the natural ground level of the site, which is defined in the Regulations.

Note 1: To be exempt from development approval, the works must be of a type referred to in Column 1, must be in the location referred to in Column 2 and must meet all conditions listed in Column 3.

Note 2: A heritage-protected place is defined in Schedule 2 Clause 1A of the Regulations. This includes, but is not limited to, any place listed on the State Register of Heritage Places or any place listed on the City's Municipal Heritage Inventory either individually or as part of a heritage area.

Note 3: The additional approvals which may be required before the works can start are <u>underlined</u> in the Guidance column. These are only the main approvals that may be required from the City and the State Government, and there may be other approvals required. These approvals are also subject to change.



Table 3 – Non-Residential and Other Works Exemptions

	Works	Location	Conditions	Guidance
1	Fences	All zoned land under the Scheme.	 The works are not located in a heritage-protected place; and The street fences, walls and gates must fully satisfy the acceptable outcomes of the City's Local Planning Policy relating to Built Form and the City's Local Law relating to Fencing. 	• A <u>Building Permit</u> from the City's Building team may be required for the works.
2	Minor Works	All zoned land under the Scheme.	 The works are not located in a heritage-protected place; and The works: Are not directly visible from a primary or secondary street; Have an area of no more than 30 square metres; Have a total height of no more than 3.5 metres above natural ground level; and Have a floor level no more than 0.5 metres above natural ground level. 	 A <u>Building Permit</u> from the City's Building team may be required for the works.
3	Site Works and Retaining Walls	All zoned land under the Scheme.	 The works are not located in a heritage-protected place; and The fill, excavation and retaining walls must not exceed 500 millimetres in height from natural ground level. 	 A <u>Building Permit</u> from the City's Building team may be required for the works. Site works can include alterations to ground levels with structures such as decking, paving, ramps and similar structures which alter the apparent ground level without involving the fill or excavation of soil. Site works completed under this exemption does not change the natural ground level of the site, which is defined in the Regulations.
4	Roof Replacements	All zoned land under the Scheme.	 The works are not located in a heritage-protected place; and The roof shall be a like-for-like replacement of the existing roof in terms of its area, height and roof pitch. 	• A <u>Building Permit</u> from the City's Building team may be required for the works.
5	Shopfront or Building Façade Alterations	All zoned land under the Scheme.	 The works are not located in a heritage-protected place; and The works; Do not alter any part of the alignment of the shopfront or building façade in relation to its proximity to the street boundary; Do not result in the removal of any features of traditional shopfront design, including recessed doorways, stall risers, seating ledges and sills; Maintain a shopfront or building façade which has an active and interactive relationship with the street; and Do not include the installation of roller doors, shutters or the equivalent. 	 A <u>Building Permit</u> from the City's Building team may be required for the works. The shopfront or building façade alterations do not include signage. Refer to the City's Local Planning Policy relating to Signs and Advertising for exemptions for signage.
6	Signs and Advertising on Public Spaces	Public land.	 The signs and advertising must relate to the following: a. the functions of government, a public authority or the Council of a local government, excluding those of a promotional nature constructed or exhibited by, or on behalf of, any such body; b. required for the management and control of traffic on any public road, car park, cycleway, railway or waterway where such advertisement has been constructed, exhibited by or at the direction of a government department, public authority or the Council of a local government; or c. required to be exhibited by or pursuant to any statute or regulation or the like made pursuant to powers contained within a statute provided that any such advertisement is constructed and/or exhibited strictly in accordance with the requirements specified therein. 	• A <u>Building Permit</u> from the City's Building team may be required for the works.
7	Street Furniture	Public land.	 The street furniture is subject to an approved and current Vibrant Public Space Agreement. 	Refer to the City's Vibrant Public Spaces Policy for guidance.



8	Affixed Eating Area Furniture	Public land.	1.	The affixed eating area furniture is subject to an approved and current Vibrant Public Space Agreement.	•	Refer to the City's Vibrant Public Spaces Policy for guida
9	Pop-Up Parklet or Pop-Up Eatlet	Public land.	1.	The pop-up parklet or pop-up eatlet is subject to an approved and current Vibrant Public Space Agreement.	•	Refer to the City's Vibrant Public Spaces Policy for guida A <u>Building Permit</u> from the City's Building team may be re
10	Parklet or Eatlet	Public land.	1.	The parklet or eatlet is subject to an approved and current Vibrant Public Space Agreement.	•	Refer to the City's Vibrant Public Spaces Policy for guida A <u>Building Permit</u> from the City's Building team may be re

Note 1: To be exempt from development approval, the works must be of a type referred to in Column 1, must be in the location referred to in Column 2 and must meet all conditions listed in Column 3.

Note 2: A heritage-protected place is defined in Schedule 2 Clause 1A of the Regulations. This includes, but is not limited to, any place listed on the State Register of Heritage Places or any place listed on the City's Municipal Heritage Inventory either individually or as part of a heritage area.

Note 3: The additional approvals which may be required before the works can start are <u>underlined</u> in the Guidance column. These are only the main approvals that may be required from the City and the State Government, and there may be other approvals required. These approvals are also subject to change.

Note 4: Non-residential works includes works associated with mixed use developments.



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Table 4 – Temporary Use and Works Exemptions

	Land Use and/or Works	Location	Conditions	Guidance
1	Temporary Uses and Events	Public land. Public land or all zoned land under the Scheme.	 The temporary use or event is in existence for a single period of 12 consecutive hours or less in any one week period; Written notification is providing to all adjoining residential properties a minimum of one week prior to first occurrence of the event or use; and The temporary use or event is not of a high scale, impact or intensity, as determined by the City. The temporary use or event is in existence for a single period of 12 consecutive hours or less in any one month period; Written notification is providing to all adjoining residential properties a minimum of one week prior to first event occurring; and The temporary use or event is not of a high scale, impact or intensity, as determined by the City. 	 The 12 consecutive hours does not include time for the and structures associated with the temporary use or eve An Event Application will be required to be submitted to event occurring. The written notification shall at minimum include the n location, the activities involved, the start and finish time of event or use will occur on and the name and contact manager. The City will determine whether the temporary use or event intensity. It will consider the use or event's location, size, hours, the activities involved, the nature and scale of an and the potential to generate adverse off-site impacts such of uses or events that may be exempt include markets, food and drink-related events. Temporary structures that are accessible by the public (for temporary <u>Occupancy Permit</u> from the City's Building to Building Permit may also be required.
2	Temporary Construction Infrastructure and Activities	Public land or all zoned land under the Scheme.	 The temporary construction infrastructure and activities may include offices, sheds, containers, site yards or any other development and: must be associated with and used by builders or contractors who are directly associated with approved construction works and must be located on the same site or on a nearby site to where these works are occurring, as determined by the City; must removed from the site/s upon completion of the construction works; and must be associated and operate in accordance with a construction management plan which has been approved by the City. 	• The construction management plan must be approved construction infrastructure being set up or used.
3	Temporary Viewing Platforms	Public land or all zoned land under the Scheme.	 The platform is associated with a development which has a valid development approval; The platform is erected for a maximum period of three months from the date of issue of the building permit for the platform; The platform is located away from adjoining residential properties and the viewing floor/s shall be screened appropriately to restrict views downwards and towards adjoining residential properties, as determined by the City; and The maximum height of the platform is no higher than the maximum height of the approved development. 	 A <u>Building Permit</u> from the City's Building team will be real be required to comply with AS1657 – Fixed Platforms, W amended). The City will determine whether the temporary viewing pla and screened. The platform should be located on the s away from adjoining residential properties. Where there a multiple sides of the site, the platform should be located provided with screening devices around all sides of the v adjoining residential properties. These devices should b and be of a sufficient height, setback and design to restric adjoining residential properties and should only permit v viewing floor/s.

Note 1: To be exempt from development approval, the works or land use must be of a type referred to in Column 1, must be in the location referred to in Column 2 and must meet all conditions listed in Column 3.

Note 2: The additional approvals which may be required before the works can start are <u>underlined</u> in the Guidance column. These are only the main approvals that may be required from the City and the State Government, and there may be other approvals required. These approvals are also subject to change.

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to the City prior to the temporary use or

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event is not of a high scale, impact or the, expected patron numbers, operating any required equipment and structures, such as noise, parking and traffic. Types a, fairs, goods sales, art exhibitions and

(for example, a marquee) will require a g team, and depending on their size a

nstruction Managements Plans. ed by the City prior to the temporary

to be used for temporary construction ion site. Generally a nearby site is one on the other side of a street or right-ofproximity of the construction site may be ining or directly opposite sites available ne surrounding area.

pes not include sites primarily used for or accumulation of waste.

e required for the works.

required for the works. The platform will Walkways, Stairways and Ladders (as

platform has been appropriately located e side of the development site furthest e are adjoining residential properties on ated centrally. The platform should be e viewing floor/s and stairs where facing be a minimum of 75 per cent obscure rict views on a downward angle towards is views directly out or upwards from the

Appendix 1 – Map of the area bounded by the Graham Farmer Freeway, Loftus Street and Newcastle Street in West Perth



OFFICE USE ONLY				
Responsible Officer	Manager Development and Design			
Initial Council Adoption	27 March 2001			
Previous Title	Local Planning Policy No. 7.5.1 – Minor Nature Development			
Reviewed / Amended	22 November 2005, 11 June 2013			
Next Review Date	2027			

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Legislation / local law requirements	This Policy has been prepared under the provisions of Schedule 2, Part 2 and 3 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	 Local Planning Policy: Built Form Local Planning Policy: Child Care and Family Day Care Vibrant Public Spaces Policy 	

PRELIMINARY

INTRODUCTION

The *Planning and Development Regulations (Local Planning Schemes) 2015* (the Regulations) identifies works and land uses which are exempt from requiring development (planning) approval across Western Australia. The Regulations allow local governments to prepare local planning policies which specify additional works and land uses that are exempt from development approval.

The City of Vincent recognises the need to remove barriers for proposals that are unlikely to have a negative impact on the community, and that it is appropriate for additional works and land uses to be exempt in the City.

PURPOSE

The purpose of this Policy is to exempt additional works and land uses not already identified in the Regulations or other Local Planning Policies from requiring development approval in the City of Vincent.

OBJECTIVE

The objectives of this Policy are:

- 1. To streamline planning processes and remove barriers to enable development and to support new and existing businesses.
- 2. To facilitate thriving places and sensitive design which responds to the City of Vincent's unique character and identity.
- 3. To exempt works, land uses and minor amendments which meet specified conditions and are of a low scale and impact, are appropriately designed and located, would not adversely impact the amenity of the community and surrounding properties, and would not adversely impact the appearance of the streetscape and public realm.
- 4. To ensure that proponents of exempt works and land uses understand that other approvals may be required under other Legislation.

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5. To provide a definition for a minor amendment under the Regulations and to provide guidance on what should be considered when deciding whether an amendment is minor.

SCOPE

The provisions of this Policy apply to all works and land uses within the City of Vincent that are listed below and meet the conditions specified.

This Policy refers to other policies where they include standards which the works or land uses must meet to be exempt from development approval, including the City's Local Planning Policies relating to Built Form and to Child Care and Family Day Care, and the City's Policy relating to Vibrant Public Spaces. Where other Local Planning Policies or the Regulations specify other instances where works and land uses are exempt from development approval, these instances apply in addition to those listed in this Policy.

POLICY PROVISIONS

DEFINITIONS

Where they are not defined below, words and terms referred to in this Policy are as defined in the City's Local Planning Scheme No. 2 (the Scheme), the *Planning and Development Act 2005*, the Regulations or the Residential Design Codes (the R-Codes).

Minor Amendment means an amendment to a condition of approval or an aspect of an approved development which does not result in a substantial change to the approved development and is inconsequential when considering the following:

- The overall size and scale of the approved development;
- The potential impact of the amendment on the amenity of the adjoining properties and streetscape;
 The potential for the amendment to result in new or additional off-site impacts on the surrounding
- area, including but not limited to, noise, traffic and parking impacts;
- The level of visibility of the amendment from the adjoining properties, streetscape and surrounding area;
- The impact of the amendment on the approved development outcome overall, the conditions of development approval and the individual departures to the planning framework standards that were approved; and
- The cumulative impact resulting from the nature and the total number of amendments which are being
 or have been made to the approved development.

Public Land means all City owned and managed land, Crown land or any other land which is owned and managed by a State Government body or another public authority.

Temporary Viewing Platform means a removable structure that has been erected for a limited period of time, only at an approved location, for the sole purpose of demonstrating the prospective views of a new residential, mixed use or commercial development.

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EXEMPTIONS

1. Policy Operation for Exemptions

- a) The works and land uses that are exempt from development approval are separated into the following tables:
 - Table 1 Land Uses
 - Table 2 Residential Works
 - Table 3 Non-Residential and Other Works
 - Table 4 Temporary Uses and Works

Please refer to the relevant table below for the works or land use type proposed.

- b) Each table is separated into the following columns:
 - Column 1 The type of works or land use which could be exempt.
 - Column 2 The location where the works or land use must be located to be exempt.
 - Column 3 Conditions that the works or land use must meet to be exempt.
 - Column 4 Guidance for satisfying the condition, other relevant information or other approvals that may be required before the works or land use can commence.
- c) To be exempt from development approval, the works or land use must be of a type referred to in Column 1, must be in the location referred to in Column 2 and must meet all conditions listed in Column 3.

If a condition in Column 3 states that it needs to be determined by the City, confirmation is required to be received from the City that the proposed works or land use would satisfy this condition before they can commence. The interpretation of the exemptions from development approval listed is also subject to the guidance in Column 4 and the notes under each table.

- Although the works or land use may be exempt from development approval, other approvals may be required from the City before the works or land use can start.
- e) Where works and land uses don't meet the specifications below then a development application will be required to be submitted to the City for these proposals, unless they don't require development approval under other Local Planning Policies or the Regulations.
- f) For works and land uses on <u>public land</u>, and unless otherwise listed in this Policy, development approval is not required for these works and land uses where they have received and hold a valid approval or permit from the City under an applicable Local Law.
- (hg) Works and land uses that have previously received development approval are still bound by that development approval and the associated conditions of approval. An exemption under this Policy does not supersede a previous development approval or replace the need for previously approved works and land uses to comply with that approval.

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2. Exemptions for Minor Amendments

Under Schedule 2 Clause 77(3) of the Regulations, the City is provided with discretion to waive the requirement for development approval for minor amendments to approved developments. In considering a proposal to amend an aspect or a condition of an approved development, the City will exercise its discretion in accordance with the definition of minor amendment outlined in this Policy.

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Table 1 – Land Use Exemptions

	Land Use	Location	Conditions	Guidance
1	Art Gallery	Centre and Commercial zoned land.	 The net lettable area of the premises is no more than 300m²; and The development: a. has no works component; or b. is not required to receive development approval for any works component. 	(including internally).
2	Exhibition Centre	Commercial zoned land.	 The net lettable area of the premises is no more than 300m²; The development must be located within the area bounded by the Graham Farmer Freeway, Loftus Street and Newcastle Street in West Perth as per the map in Appendix 1; and The development: a. has no works component; or b. is not required to receive development approval for any works component. 	 A liquor licence may be required from the Department of Liquor. They may require a <u>Section 40 certificate</u> to be obtained from the City's Health and Plan teams.
3	Market	Commercial zoned land.	 The net lettable area of the premises is no more than 300m²; The development must be located within the area bounded by the Graham Farmer Freeway, Loftus Street and Newcastle Street in West Perth as per the map in Appendix 1; and The development: a. has no works component; or b. is not required to receive development approval for any works component. 	 at the premises, a <u>Public Building certificate</u> will be required from the City's Health Team. An <u>Outdoor Eating Area permit</u>, <u>Goods Display permit</u> and/or <u>Portable Signage permit</u> w required to have an eating area or to display goods or signage in the verge or footpath. An <u>Event Application</u> will be required to be submitted to the City if the land use will be ho any events or gatherings.
4	Reception Centre	Commercial zoned land.	 The net lettable area of the premises is no more than 300m²; The development must be located within the area bounded by the Graham Farmer Freeway, Loftus Street and Newcastle Street in West Perth as per the map in Appendix 1; and The development: a. has no works component; or b. is not required to receive development approval for any works component. 	
5	Family Day Care Services	All zoned land under the Scheme.	 The Family Day Care Services satisfies the general requirements and requirements specific to Family Day Care Services in the City's Local Planning Policy relating to Child Care and Family Day Care. The development: a. has no works component; or b. is not required to receive development approval for any works component. 	 Refer to Table 3 below or the Regulations to confirm whether development approval is required for the works component. A <u>Building Permit</u> from the City's Building team may be required for any associated w (including internally). An <u>Occupancy Permit</u> will be required from the City's Building team to change the us classification of the building. A <u>Food Business registration</u> may be required from the City's Health team.

Note 1: To be exempt from development approval, the land use must be of a type referred to in Column 1, must be in the location referred to in Column 2 and must meet all conditions listed in Column 3.

Note 2: Land uses are as per the definitions in the Scheme.

Note 3: The additional approvals which may be required before the land use can operate are <u>underlined</u> in the Guidance column. These are only the main approvals that may be required from the City and the St Government, and there may be other approvals required. These approvals are also subject to change.

Note 4: Land uses and any associated noise generating activities are required to comply with the Environmental Protection (Noise) Regulations 1997. Noise from these activities should be appropriately minimise ensure that they do not impact of the amenity of surrounding properties.

Note 5: In accordance with Schedule 2 Clause 77E(1) of the Regulations, land uses listed above are not required to comply with the applicable minimum on-site parking requirement.

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	Works	Location	Conditions	Guidance
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2	Minor Works	All zoned land under the Scheme.	 The works are not located in a heritage-protected place; The works are associated with a single or grouped dwelling; The works are of the following types of structures or works (excluding those used for vehicle parking and shipping containers): Outbuilding; Patio, Alfresco or equivalent; Verandah, Porches or equivalent; and Alterations and Additions to extend or alter an existing dwelling's footprint; and 	 A <u>Building Permit</u> from the City's Building team may be required for the works. <u>The R-Codes Volume 1 Part B applies to properties coded R25 and below, and Part C app</u> to those coded R30 and above.
			 4. The works: a. Are not located within the primary or secondary street setback of a building; b. Have an area of no more than 30 square metres; c. Have a total height of no more than 3.5 metres above natural ground level; d. Have a floor level no more than 0.5 metres above natural ground level; and e. Do not result in variations departures to the R-Codes Volume 1: i. Part B Outdoor Living Area, Open Space and Boundary Wall length deemed-to-comply standards; or e.ii. Part C Private Open Space, Site Cover, Solar Access and Ventilation and Boundary Wall length deemed-to-comply standards 	
3	Fences – Multiple Dwellings	All zoned land under the Scheme.	 The works are not located in a heritage-protected place; The works are associated with multiple dwellings; and The street fences, walls and gates must fully satisfy the deemed-to- comply standards or acceptable outcomes of the R-Codes, the City's Local Planning Policy relating to Built Form and the City's Local Law relating to Fencing. 	 A <u>Building Permit</u> from the City's Building team may be required for the works. Refer to the Regulations for the exemption for fences associated with single and group dwellings.
4	Site Works and Retaining Walls – Grouped and Multiple Dwellings	All zoned land under the Scheme.	 The works are not located in a heritage-protected place; and The fill, excavation and retaining walls must not exceed 500 millimetres in height from natural ground level. 	 A <u>Building Permit</u> from the City's Building team may be required for the works. Site works can include alterations to ground levels with structures such as decking, pavi ramps and similar structures which alter the apparent ground level without involving the fil excavation of soil. Site works completed under this exemption does not change the natural ground level of site, which is defined in the Regulations.

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Note 3: The additional approvals which may be required before the works can start are <u>underlined</u> in the Guidance column. These are only the main approvals that may be required from the City and the State Government, and there may be other approvals required. These approvals are also subject to change.

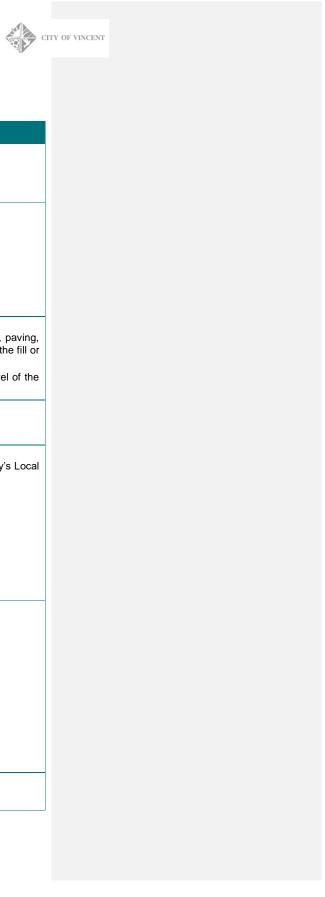
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Table 3 – Non-Residential and Other Works Exemptions

	Works	Location	Conditions	Guidance
1	Fences	All zoned land under the Scheme.	 The works are not located in a heritage-protected place; and The street fences, walls and gates must fully satisfy the acceptable outcomes of the City's Local Planning Policy relating to Built Form and the City's Local Law relating to Fencing. 	 A <u>Building Permit</u> from the City's Building team may be required for the works.
2	Minor Works	All zoned land under the Scheme.	 The works are not located in a heritage-protected place; and The works: Are not directly visible from a primary or secondary street; Have an area of no more than 30 square metres; Have a total height of no more than 3.5 metres above natural ground level; and Have a floor level no more than 0.5 metres above natural ground level. 	• A <u>Building Permit</u> from the City's Building team may be required for the works.
3	Site Works and Retaining Walls	All zoned land under the Scheme.	 The works are not located in a heritage-protected place; and The fill, excavation and retaining walls must not exceed 500 millimetres in height from natural ground level. 	 A <u>Building Permit</u> from the City's Building team may be required for the works. Site works can include alterations to ground levels with structures such as decking, paramps and similar structures which alter the apparent ground level without involving the excavation of soil. Site works completed under this exemption does not change the natural ground level or site, which is defined in the Regulations.
4	Roof Replacements	All zoned land under the Scheme.	 The works are not located in a heritage-protected place; and The roof shall be a like-for-like replacement of the existing roof in terms of its area, height and roof pitch. 	A <u>Building Permit</u> from the City's Building team may be required for the works.
5	Shopfront or Building Façade Alterations	All zoned land under the Scheme.	 The works are not located in a heritage-protected place; and The works; Do not alter any part of the alignment of the shopfront or building façade in relation to its proximity to the street boundary; Do not result in the removal of any features of traditional shopfront design, including recessed doorways, stall risers, seating ledges and sills; Maintain a shopfront or building façade which has an active and interactive relationship with the street; and Do not include the installation of roller doors, shutters or the equivalent. 	 A <u>Building Permit</u> from the City's Building team may be required for the works. The shopfront or building façade alterations do not include signage. Refer to the City's L Planning Policy relating to Signs and Advertising for exemptions for signage.
6	Signs and Advertising on Public Spaces	Public land.	 The signs and advertising must relate to the following: a. the functions of government, a public authority or the Council of a local government, excluding those of a promotional nature constructed or exhibited by, or on behalf of, any such body; b. required for the management and control of traffic on any public road, car park, cycleway, railway or waterway where such advertisement has been constructed, exhibited by or at the direction of a government department, public authority or the Council of a local government; or c. required to be exhibited by or pursuant to any statute or regulation or the like made pursuant to powers contained within a statute provided that any such advertisement is constructed and/or exhibited strictly in accordance with the requirements specified therein. 	
7	Street Furniture	Public land.	1. The street furniture is subject to an approved and current Vibrant Public Space Agreement.	Refer to the City's Vibrant Public Spaces Policy for guidance.

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	8	Affixed Eating Area Public land. Furniture	1.	The affixed eating area furniture is subject to an approved and current Vibrant Public Space Agreement.	•	Refer to the City's Vibrant Public Spaces Policy for guidance.
	9	Pop-Up Parklet or Public land. Pop-Up Eatlet	1.	The pop-up parklet or pop-up eatlet is subject to an approved and current Vibrant Public Space Agreement.	•	Refer to the City's Vibrant Public Spaces Policy for guidance. A <u>Building Permit</u> from the City's Building team may be required for the works.
	10	Parklet or Eatlet Public land.	1.	The parklet or eatlet is subject to an approved and current Vibrant Public Space Agreement.	•	Refer to the City's Vibrant Public Spaces Policy for guidance. A <u>Building Permit</u> from the City's Building team may be required for the works.

Note 1: To be exempt from development approval, the works must be of a type referred to in Column 1, must be in the location referred to in Column 2 and must meet all conditions listed in Column 3.

Note 2: A heritage-protected place is defined in Schedule 2 Clause 1A of the Regulations. This includes, but is not limited to, any place listed on the State Register of Heritage Places or any place listed on the C Municipal Heritage Inventory either individually or as part of a heritage area.

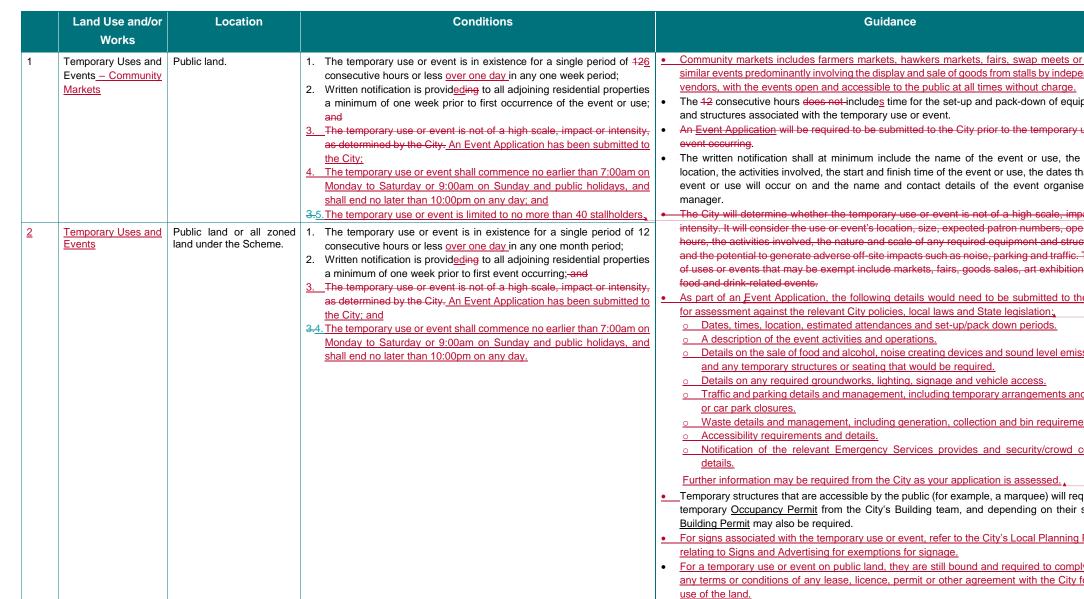
Note 3: The additional approvals which may be required before the works can start are <u>underlined</u> in the Guidance column. These are only the main approvals that may be required from the City and the State Government, and there may be other approvals required. These approvals are also subject to change.

Note 4: Non-residential works includes works associated with mixed use developments.

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 Table 4 – Temporary Use and Works Exemptions



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23	Temporary Construction Infrastructure and Activities	Public land or all zoned land under the Scheme.	1 1.	 The temporary construction infrastructure and activities may include offices, sheds, containers, site yards or any other development and: a. must be associated with and used by builders or contractors who are directly associated with approved construction works and must be located on the same site or on a nearby site to where these works are occurring, as determined by the City; b. must removed from the site/s upon completion of the construction works; and c. must be associated and operate in accordance with a construction management plan which has been approved by the City. 	•	Refer to the City's Local Planning Policy relating to Construction Managements Plans. The construction management plan must be approved by the City prior to the tempor construction infrastructure being set up or used. The City will determine whether the site proposed to be used for temporary construct infrastructure and activities is nearby to the construction site. Generally a nearby site is which is either directly adjoining or directly opposite (on the other side of a street or righ way) to the construction site. Other sites within close proximity of the construction site man considered when there are no alternative directly adjoining or directly opposite sites avail and where there would not be an adverse impact on the surrounding area. Temporary construction infrastructure and activities does not include sites primarily used the purpose of dewatering activities or for the storage or accumulation of waste. A <u>Building Permit</u> from the City's Building team may be required for the works.
34	Temporary Viewing Platforms	Public land or all zoned land under the Scheme.	1 1. 2. 3. 4.	The platform is associated with a development which has a valid development approval; The platform is erected for a maximum period of three months from the date of issue of the building permit for the platform; The platform is located away from adjoining residential properties and the viewing floor/s shall be screened appropriately to restrict views downwards and towards adjoining residential properties, as determined by the City; and The maximum height of the platform is no higher than the maximum height of the approved development.	•	A <u>Building Permit</u> from the City's Building team will be required for the works. The platform be required to comply with AS1657 – Fixed Platforms, Walkways, Stairways and Ladders amended). The City will determine whether the temporary viewing platform has been appropriately loca and screened. The platform should be located on the side of the development site furt away from adjoining residential properties. Where there are adjoining residential propertie multiple sides of the site, the platform should be located centrally. The platform should provided with screening devices around all sides of the viewing floor/s and stairs where fa adjoining residential properties. These devices should be a minimum of 75 per cent obseand be of a sufficient height, setback and design to restrict views on a downward angle tow adjoining residential properties and should only permit views directly out or upwards from viewing floor/s.

Note 1: To be exempt from development approval, the works or land use must be of a type referred to in Column 1, must be in the location referred to in Column 2 and must meet all conditions listed in Column 3

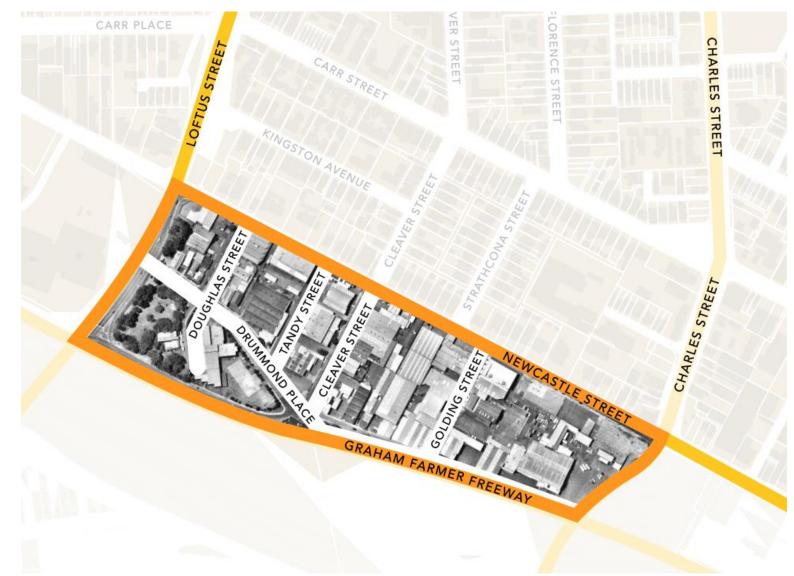
Note 2: The additional approvals which may be required before the works can start are <u>underlined</u> in the Guidance column. These are only the main approvals that may be required from the City and the State Government, and there may be other approvals required. These approvals are also subject to change.

Note 3: Temporary land uses and/or works and any associated noise generating activities are required to comply with the *Environmental Protection (Noise) Regulations 1997*. Noise from these activities should appropriately minimised to ensure that they do not impact of the amenity of surrounding properties.

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Appendix 1 – Map of the area bounded by the Graham Farmer Freeway, Loftus Street and Newcastle Street in West Perth



OFFICE USE ONLY	
Responsible Officer	Manager Development and Design
Initial Council Adoption	27 March 2001
Previous Title	Local Planning Policy No. 7.5.1 – Minor Nature Development
Reviewed / Amended	22 November 2005, 11 June 2013, 25 July 2023
Next Review Date	2028

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5.7 AMENDMENT TO THE MUNICIPAL HERITAGE INVENTORY - NO. 82 (LOTS 42 & 43) PALMERSTON STREET, PERTH

Attachments: 1. Place Record Form - No. 82 Palmerston Street, Perth 🗓 🛣

RECOMMENDATION:

That Council:

- 1. RESOLVES that No. 82 (Lots: 42 & 43) Palmerston Street, Perth be entered in the Municipal Heritage Inventory as Management Category A Conservation Essential without modification pursuant to Schedule 2, Part 3, Clause 8(3)(d) of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
- 2. NOTES that Administration will notify the Heritage Council of Western Australia and each owner and occupier of the place of this decision pursuant to Schedule 2, Part 3, Clause 8(4) of the *Planning and Development (Local Planning Schemes) Regulations 2015.*

PURPOSE OF REPORT:

For Council to consider a nomination for No. 82 Palmerston Street, Perth to be entered in the City's Municipal Heritage Inventory (MHI).

BACKGROUND:

The City has received a nomination to enter the home at No. 82 Palmerton Street, Perth in the City's MHI from the landowner.

The subject dwelling is a single storey rendered brick and corrugated steel residence, designed in the Federation Queen Anne style of architecture and constructed in 1901. The place is situated along Palmerston Street in the area north of Stuart Street Reserve and south-east of Robertson Park.

DETAILS:

Administration, in consultation with City's Design Review Panel heritage specialist member, assessed the nomination and prepared a Place Record Form in accordance with Local Planning Policy No. 7.6.2: Heritage Management – Assessment and the Heritage Council of Western Australia (HCWA) <u>Guidelines for the Assessment of Local Heritage Places</u>. A summary of the Heritage Assessment is included below and the Place Record Form is contained in **Attachment 1**.

Summary of Heritage Assessment:

The place has moderate cultural heritage value to warrant entry onto the City of Vincent's MHI as Management Category A – Conservation Essential for the following reasons:

- 1. The place has *aesthetic value* as it maintains proportions and architectural details representative of a Federation Queen Anne residence.
- 2. The place has *historic value* as it is associated with Herbert Hocking, a well-known local businessman involved in Perth social welfare and benevolent activities, the place also reflects the expansion and development of residential buildings close to the City during the rapid population expansion of the 1890s gold boom and the early twentieth century.
- 3. The place has *social significance* being one of, if not the first, gay bed and breakfast lodging in Perth.

CONSULTATION/ADVERTISING:

Consultation was undertaken from 17 May 2023 to 9 June 2023. Advertisements were placed in Perth Now Central and Voice News, on the City's website and letters were sent to surrounding neighbours and to the Department of Planning, Lands & Heritage (DPLH)

One submission was received from the DPLH which supported the properties addition to the MHI.

LEGAL/POLICY:

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

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk to enter a property onto the MHI.

STRATEGIC IMPLICATIONS:

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

Sensitive Design

Our built form character and heritage is protected and enhanced.

COMMENTS:

It is recommended that the place be entered in the City's Municipal Heritage Inventory as Management Category A – Conservation Essential for its historic, aesthetic and social value.

As part of the forthcoming review of the City's heritage properties, the place will be recategorised as Management Category 2 – Very important to the heritage of the locality. This is in line with current HCWA guidelines.

Administration will notify the HCWA and the owner and occupier of the place of this decision pursuant to Schedule 2, Part 3, Clause 8(4) of the *Planning and Development (Local Planning Schemes) Regulations 2015*. Administration will also notify the surrounding residents consulted previously.

Place Record Form

ADDRESS	82 PALMERSTON STREET
LOT NO	42 & 43
SUBURB	Perth
PROPERTY NAME	Residence, 82 Palmerston Street Known as Nantawarra (1900-1932) Known as Beechwood House (1986-1991)
DESCRIPTION	House
CONSTRUCTION DATE	1899-1901
STATE REGISTER	No
NATIONAL TRUST LISTING	No
OTHER HERITAGE LISTING	N/A
PRINCIPAL HISTORIC THEMES	 Demographic settlement and mobility Occupations Social and civic activities People
HISTORIC SUBTHEMES	 107 Settlements 306 Domestic Activities 311 Hospitality industry and tourism 407 Cultural activities 605 Famous and infamous people
STATEMENT OF SIGNIFICANCE	 82 Palmerston Street, Perth, a single storey rendered brick and corrugated steel residence, designed in the Federation Queen Anne style of architecture has cultural heritage significance for the following reasons: The place reflects the expansion and development of residential buildings close to the City during the rapid population expansion of the 1890s gold boom and the early twentieth century. The place has associations with Herbert Hocking, a well-known local businessman involved in Perth social welfare and benevolent activities.
AESTHETIC SIGNIFICANCE	The place maintains proportions and some architectural details representative of a Federation Queen Anne residence.
HISTORIC SIGNIFICANCE	The place reflects the expansion and development of residential buildings close to the City during the rapid population expansion of the 1890s gold boom and the early twentieth century. The place has associations with Herbert Hocking, a well-known local
	businessman involved in Perth social welfare and benevolent activities.
SCIENTIFIC	N/A
SIGNIFICANCE SOCIAL SIGNIFICANCE	The place has social significance for being one of (if not the first) gay
MANAGEMENT CATEGORY	bed and breakfast lodging in Perth. Management Category A (Conservation Essential)
DEGREE OF	Rarity: N/A
SIGNIFICANCE	Representativeness: The place is representative of a 1899 residence built close to Perth city during a rapid population
	expansion.

	Condition: Good. The place has undergone a number of alterations and additions overtime. It is currently occupied and in good condition.
	Integrity: Moderate (due to extensions to rear, alterations to the verandah, and render of external walls)
	Authenticity: High. The place is occupied as a private residence. During the 1980s the place was used for lodging however has since returned to a private residence.
DOCUMENTARY EVIDENCE	
DESCRIPTION	<u>Owners:</u> 1899-1932: Herbert Hocking Occupied as the Hocking Family Residence (known as Nantawarra after family farm in South Australia)
	1899: Planning permission granted for the construction of Villa, Palmerston Street to Herbert Hocking
	1901: Construction completed House included 5 bedrooms, 1 bathroom, Drawing Room, Dining Room, Office, Kitchen, Pantry, Laundry, external earth closet, stables and shed to the rear. (Source: Building Permit Drawings 16/7/1899)
	1904: Place listed as 84 Palmerston Street (Wises Post Office Directory)
	1907: Place listed as 82 Palmerston Street (Wises Post Office Directory)
	1932: Herbert Hocking dies (26/8/1932)
	The following insert is sourced from the Western Argus. Tuesday August 30, 1932 (Page 17):
	DEATH OF MR. H. HOCKING WELL KNOWN FIGURE IN PERTH SOCIAL WELFARE AND BENEVOLENT ACTIVITIES. Perth, Aug. 25.
	Mr. Herbert Hocking, J.P., for many years a prominent figure in Perth stock broking circles and social welfare and benevolent activities, died last night at his home in Palmerston-street. Mr. Hocking was born in Rundle-street, Adelaide, on March 19, 1850. The Sir John Barleycorn Hotel is now standing on the site of his parent's home. Thirty seven years ago he followed his brothers, Sidney and Percy, to West Australia, but, unlike them, he did not go to the goldfields, but remained in Perth and commenced stockbrokering, also acting as Perth commercial representative of the "Kalgoorlie Miner." The Miner' was founded by his brothers. He was a familiar figure on the Terrace. Mr. Hocking was keenly interested in the advancement of his fellow men and in public affairs generally until the day of his death. He was a member of the Perth Stock Exchange and 29 years ago he was largely responsible for the formation of the Wanneroo Road Board and remained a member of that body from its inception until about two years ago, when he resigned.
	During the 20 years of his association with it he filled the office of chairman. Thirty- three years association with the School for the Blind terminated two years ago, when he resigned from active participation in the affairs of the school. For 18 years he carried out the duties of honorary secretary to the institution. Shortly after he arrived in Perth Mr. Hocking was appointed as a member of the Perth Hospital Board, and held the position for four years. For many years he was associated with the W.A. auxiliary of the British and Foreign Bible Society, and was a life vice-president throughout his life. In the State he was closely identified with the Trinity Church, Perth, and was active in all movements for the uplift of church work generally. Amongst other of his appointments he was a member of the now defunct Caves Board, of which the late Sir Winthrop Hackett was chairman. He held a commission of peace for West Australia and South Australia. He is survived by a widow, eight children, 27 grandchildren and one great-grandchild.

(Mr. E. W. Hocking, who had come to Kalgoorlie for the racing carnival returned to Perth by the express last night).
1940-1986: Vittorino Da Re
1940-1945: Place remains unoccupied. It is possible that during this time Vittorino Da Re was working on the place. (Source: Mills, 2014)
1945: Da Re Family move into 82 Palmerston Street. The house was reportedly shared with the Marchioros Family (occupying Bedroom 2 and Bedroom 3). During this time Bedroom 3 was utilised as a secondary kitchen and washhouse. (Source: Mills, 2014)
1952: Planning permission granted for the construction of a new garage to the rear of the lot to replace the former stables.
1960's: Da Re Family build a house in North Perth and 82 Palmerston Street is rented out and possibly run as a brothel.
Aerial imagery from 1981 and a photograph from 1984 indicate that the corrugated roof sheets were heavily oxidised. (Source: Landgate Mapviewer, 1981)
1986: House sold for \$100,000.
1986-1988: Richard Prosser At the time of purchase the place was in poor condition and up for demolition.
Following the purchase, the place was renovated to repair damage, extend the kitchen to include a bay window, enclose and extend the area to the rear which included creating a new sitting area.
Following the works Prosser obtained permission to run a bed and breakfast from the place. During this time it was known as "Beechwood House" and was the first gay bed and breakfast house in Perth (Source: Mills, 2014). The place charged \$50 per room per night and had five bedrooms available for guests.
1988: Swimming pool installed to the backyard.
1988-1998: Peter Carter Purchased by Peter Carter, owner of Crosby Tiles, however he did not initially live in the residence.
1988-1991: The place is rented out to Richard Prosser and continues to run as a bed and breakfast.
1991: Carter occupies the residence and makes a number of changes to the place including installing a high brick fence to the rear of the property, replaced tiles to the back extension, bathrooms and toilets.
It possible that during this time the roof was painted green (Source: Landgate Mapviewer, 1989).

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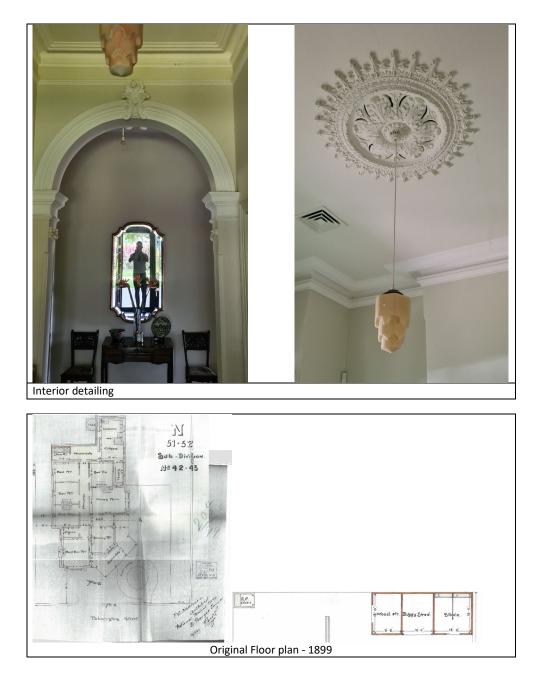
	1996: 82 Palmerston Street is rented out.
	1998-Present: Anne Dominique Mills Purchased in October 1998 for \$660,000.
	1999: Works are undertaken to the place which included replacing the roof with its current corrugated steel roof, installing a bullnose verandah which extends along the extent of the southern elevation, rewiring the house, new landscaping to the front garden, and an electronic gate to the front entrance. (Builders: Cambuild)
	2005: Works are undertaken to the place for a sum of \$180,000. The works included bathroom extension (2x ensuite and 2x walk-in robes) constructed to the north of the place, reverse cycle air conditioning installed throughout the house, cedar ceiling installed to rear 'playroom' and new jarrah and iron staircase to the rear of the house. (Builder: NuChange)
	2007: Gazebo installed adjacent to the garage and rear landscaping undertaken around the pool.
	2019: solar panels attached to north pitch of roof.
	There is no information on when the external brick walls were rendered. However, photography from 1984 suggests that it may have occurred during the occupation by Da Re family.
	In 1994, a suburb in the City of Wanneroo was named 'Hocking' after Herbert Hocking.
ORIGINAL OWNER(S)	Herbert Hocking (1899-1932) Vittorino Da Re (1940-1986) Richard Prosser (1986-1988) Peter Carter (1988-1998) Anne Mills (1998-Present)
PHYSICAL EVIDENCE	
DESCRIPTION	82 Palmerston Street is a single storey rendered brick residence with a corrugated steel hip and gable roof designed in the Federation Queen Anne Style of Architecture. Constructed in 1901, the building has undergone a number of physical changes that have altered its original appearance and style.
	The residence is located across two lots and enclosed to the front boundary by a high rendered masonry fence with steel gates. The extent of the boundary fence is covered by an ivy hedge.
	The residence is set back from the front boundary and has a substantial front yard extending along the south of the building. The front yard predominately consists of lawn with some cobblestone paving to the west and a number of mature trees.
	The residence has a hip and gable roof clad with galvanised corrugated steel sheets. The roof features a two decorative face brick and rendered chimneys. The gables extend over projecting bays and have simply detailed gable ends.

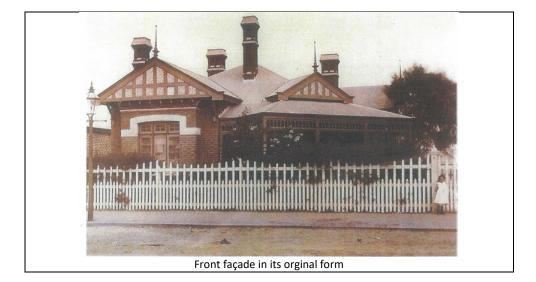
	A bullnose return verandah extends along the western and southern façades of the house. The verandah is supported by turned timber posts and has a raised timber deck.
	The external walls are rendered and painted a light grey tone. The front timber door has glazed sidelights and a highlight. A set of French doors are located along the south elevation opening on to the verandah. The projecting bays feature a set of timber framed casement windows with a fixed central glazed panel. Two double hung windows are located along the southern façade. The authenticity of the windows is unknown.
	The rear of the house features a two storey addition with large glazed windows to the eastern façade. The addition has a gable form with brick construction to the ground floor and horizontal clad panelling to the first floor.
	The extension overlooks a pool and paved courtyard.
	The internal rooms feature decorative ceiling ornaments, archways and cornices. The floors predominantly have timber floorboards with some areas of carpet.
MATERIALS - WALLS	Current: Rendered Brick (originally face brick)
MATERIALS - ROOF	Current: Corrugated Steel (replaced in c1999)
MATERIALS - OTHER	N/A
STYLE OF ARCHITECTURE	Originally Federation Queen Anne (as a result of several changes and alterations the place is no longer a good representative example of this style of architecture; however, it still maintains some architectural features such as decorative chimneys, bay windows and hip and gable roof form).
PHYSICAL SETTING	82 Palmerston Street is located on the east side of Palmerston Street, between Stuart Street to the south and Brisbane Street to the north.
	Residences on the east side of Palmerston Street are predominantly single storey face brick and render places with and corrugated steel hip and gable roofs. There are some places that are from later periods; however, the neighbouring development is predominantly from the Federation period of architecture. Fencing is face brick or rendered masonry with infill steel or timber panels. The eastern side of the street is well vegetated with most places having mature plantings to the front yards.
	single storey face brick and render places with and corrugated steel hip and gable roofs. There are some places that are from later periods; however, the neighbouring development is predominantly from the Federation period of architecture. Fencing is face brick or rendered masonry with infill steel or timber panels. The eastern side of the street is well vegetated with most places having mature
MODIFICATION/S	single storey face brick and render places with and corrugated steel hip and gable roofs. There are some places that are from later periods; however, the neighbouring development is predominantly from the Federation period of architecture. Fencing is face brick or rendered masonry with infill steel or timber panels. The eastern side of the street is well vegetated with most places having mature plantings to the front yards. To the west side of Palmerston Street are contemporary, four storey multiple dwellings constructed of a variety of materials, including face brick, painted render and steel cladding. Front boundary fencing
MODIFICATION/S DESIGNER	single storey face brick and render places with and corrugated steel hip and gable roofs. There are some places that are from later periods; however, the neighbouring development is predominantly from the Federation period of architecture. Fencing is face brick or rendered masonry with infill steel or timber panels. The eastern side of the street is well vegetated with most places having mature plantings to the front yards. To the west side of Palmerston Street are contemporary, four storey multiple dwellings constructed of a variety of materials, including face brick, painted render and steel cladding. Front boundary fencing has a masonry plinth and open steel fencing. Face brick rendered. Chimneys removed. Verandah rebuilt and extended (now bullnose). Two storey extension to the rear. Roof replaced. Bathroom extension to the north west corner. Stables demolished and garage built.
	single storey face brick and render places with and corrugated steel hip and gable roofs. There are some places that are from later periods; however, the neighbouring development is predominantly from the Federation period of architecture. Fencing is face brick or rendered masonry with infill steel or timber panels. The eastern side of the street is well vegetated with most places having mature plantings to the front yards. To the west side of Palmerston Street are contemporary, four storey multiple dwellings constructed of a variety of materials, including face brick, painted render and steel cladding. Front boundary fencing has a masonry plinth and open steel fencing. Face brick rendered. Chimneys removed. Verandah rebuilt and extended (now bullnose). Two storey extension to the rear. Roof replaced. Bathroom extension to the north west corner. Stables demolished and garage built. Front timber fence demolished and brick pier fence built.
DESIGNER	single storey face brick and render places with and corrugated steel hip and gable roofs. There are some places that are from later periods; however, the neighbouring development is predominantly from the Federation period of architecture. Fencing is face brick or rendered masonry with infill steel or timber panels. The eastern side of the street is well vegetated with most places having mature plantings to the front yards. To the west side of Palmerston Street are contemporary, four storey multiple dwellings constructed of a variety of materials, including face brick, painted render and steel cladding. Front boundary fencing has a masonry plinth and open steel fencing. Face brick rendered. Chimneys removed. Verandah rebuilt and extended (now bullnose). Two storey extension to the rear. Roof replaced. Bathroom extension to the north west corner. Stables demolished and garage built. Front timber fence demolished and brick pier fence built. Original designer is unknown
DESIGNER BUILDER	single storey face brick and render places with and corrugated steel hip and gable roofs. There are some places that are from later periods; however, the neighbouring development is predominantly from the Federation period of architecture. Fencing is face brick or rendered masonry with infill steel or timber panels. The eastern side of the street is well vegetated with most places having mature plantings to the front yards. To the west side of Palmerston Street are contemporary, four storey multiple dwellings constructed of a variety of materials, including face brick, painted render and steel cladding. Front boundary fencing has a masonry plinth and open steel fencing. Face brick rendered. Chimneys removed. Verandah rebuilt and extended (now bullnose). Two storey extension to the rear. Roof replaced. Bathroom extension to the north west corner. Stables demolished and garage built. Front timber fence demolished and brick pier fence built. Original designer is unknown

COMPARATIVE INFORMATION	
REFERENCES	 Landgate Mapviewer, 1953-2022. Aerial photographs, <u>https://map-viewer-plus.app.landgate.wa.gov.au/index.html</u> The Locked Journal, n.d. Herbert Hocking (931). Accessed 8 March 2023, <u>https://www.thelockedjournal.com/webs/pedigrees/931.html</u> Mills, Anne. 2014. Historical Overview of 82 Palmerston Street. Property of City of Vincent. State Records Office of Western Australia Retro Maps, 1953. Metropolitan Water Supply Sewerage & Drainage Department, Sewerage Plan 1522 Sheet No. 90, <u>https://mapping.sro.wa.gov.au/#/map</u> <i>Western Argus</i>, 30 August 1932. p17, <u>https://trove.nla.gov.au/newspaper/article/34604729</u> Wises Post Office Directories, 1900-1932. State Library of Western Australia. <u>https://slwa.wa.gov.au/collections/collections/post-office-directories</u>









1.

5.8 OUTCOMES OF ADVERTISING: CHARACTER AREA GUIDELINES

Attachments:

- Summary of Submissions 🖖 🛣
- 2. Local Planning Policy: Character Area Guidelines I
- 3. Local Planning Policy: Heritage Area Guidelines I
- 4. Local Planning Policy: Character Areas and Heritage Areas 🗓 🛣

RECOMMENDATION:

That Council:

- 1. **PROCEEDS** with:
 - 1.1. Local Planning Policy: Character Area Guidelines with modifications, included in Attachment 2, including the Character Area Guidelines for Orange Avenue and Hope Street and Character Area Guidelines for Lacey Street, pursuant to Schedule 2, Part 2, Clause 5 of the *Planning and Development (Local Planning Schemes) Regulations* 2015;
 - 1.2. Local Planning Policy: Heritage Area Guidelines with modifications, included in Attachment 3, pursuant to Schedule 2, Part 2, Clause 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
- 2. REVOKES Local Planning Policy: Character Areas and Heritage Areas, included in Attachment 4, in accordance with Schedule 2, Part 2, Clause 6 of the Planning and Development (Local Planning Schemes) Regulations 2015; and
- 3. PREPARES a notice of revocation for the following appendicies, persuant to Schedule 2, Part 2, Clause 6 of the *Planning and Development (Local Planning Schemes) Regulations* 2015:
 - 3.1. Appendix 3 Design Guidelines for Richmond on the Park;
 - 3.2. Appendix 12 Elven on the Park Design Guidelines;
 - 3.3. Appendix 14 Design Guidelines for No. 95 Chelmsford Road;
 - 3.4. Appendix 15 Joel Terrace Design Guidelines;
 - 3.5. Appendix 16 Design Guidelines Perth; and
 - 3.6. Appendix 18 Design Guidelines for William.

PURPOSE OF REPORT:

To consider the outcomes of public consultation on the draft Character Area Guidelines for Orange Avenue and Hope Street and for Lacey Street.

BACKGROUND:

Since 2015, eight Character Areas have been adopted under the Local Planning Policy: Character Areas and Heritage Areas (Policy).

On 7 April 2022, the City received a nomination for Orange Avenue and Hope Street, Perth. This nomination was supported by 16 landowner signatures of the total of 29 lots in the area, representing 55 percent support for a Character Area.

At its <u>23 August 2022 Meeting</u>, Council endorsed the draft amendment to the Policy, including the draft guidelines for Orange Avenue and Hope Street for the purpose of consultation.

At its <u>4 April 2023 Meeting</u>, Council endorsed the amendment to Appendix 17 Design Guidelines for Lacey Street and for its designation as a Character Area for the purpose of consultation.

At the same meeting, Council endorsed the revocation of the following Design Guidelines for the purpose of consultation.

- Appendix 3 Design Guidelines for Richmond on the Park;
- Appendix 12 Elven on the Park Design Guidelines;
- Appendix 14 Design Guidelines for No. 95 Chelmsford Road;
- Appendix 15 Joel Terrace Design Guidelines;
- Appendix 16 Design Guidelines Perth; and
- Appendix 18 Design Guidelines for William

These appendices were proposed to be revoked as there are suitable planning controls in the existing planning framework, through the City's Built Form Policy and the Residential Design Codes Volume 1 and 2.

DETAILS:

Summary of Consultation

Orange Avenue and Hope Street

The draft guidelines for Orange Avenue and Hope Street were advertised for a period of 83 days, from 24 August to 24 October 2022 and from 19 May 2023 to 9 June 2023.

Consultation activities included:

- Newspaper advertising;
- Letters sent to owners and occupiers of the proposed Character Area, inviting them to a community forum and directing them to the Imagine Vincent Page;
- A community forum held on 24 October 2022 on the street;
- An Imagine Vincent page with the draft policies and a survey; and
- Two working group meetings with selected community members held in November 2022 and April 2023.

11 submissions were received in support and one submission was received objecting to the draft guidelines. A summary of these submissions is outlined in **Attachment 1**.

Following the initial advertising period, the draft guidelines were modified and readvertised to reflect community feedback with less prescriptive deemed-to-comply criteria and with key concepts of sympathetic design now included.

Following community feedback, the criteria removed included:

- Street walls and fences and associated local housing objectives;
- Roof pitch and street facing window provisions;
- Carport and garage design provisions; and
- Materiality of new development.

In their place, building height, street setback, streetscape provisions and guiding diagrams were included.

Lacey Street and Appendices 3, 12, 14, 15, 16 and 18

The draft guidelines for Lacey Street as well as the rescinding of Appendices 3, 12, 14, 15, 16 and 18 were advertised for a period of 21 days, from 8 May to 29 May 2023.

Consultation activities included:

- Newspaper advertising;
- Letters sent to owners and occupiers of each area;
- Imagine Vincent pages; and
- A community forum on Lacey Steet held on 24 May 2023.

Four submissions were received regarding the draft guidelines for Lacey Street. Following the advertising period, the draft guidelines were modified to reflect community feedback with changes to upper floor setbacks and building height limits. A summary of these submission is outlined in **Attachment 1**

Feedback was received from the community for the formalisation of Lacey Street as a Heritage Area to provide protection for the front two rooms of the existing federation cottages. Administration will engage the services of a qualified heritage consultant to assess Lacey Street for the purposes of its inclusion as a Heritage Area. This will be presented to Council at a later date.

No formal submissions were received for the proposed revocation of the Appendices 3, 12, 14, 15, 16 and 18.

Policy Structure

Both Character and Heritage Areas are currently 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 Character Areas and Heritage Areas are within separate policies. This will help to further differentiate between character and heritage.

As this is an administrative change which does not alter the intent of the policy and will not require further advertising.

Attachment 2 reflects the updated Local Planning Policy: Character Area Guidelines including the updated guidelines relating to Orange Avenue and Hope Street and Lacy Street. **Attachment 3** reflects the updated Local Planning Policy: Heritage Area Guidelines.The formatting of the existing guidelines within these policies will be updated later this year.

LEGAL/POLICY:

- Planning and Development Act 2005;
- Planning and Development (Local Planning Schemes) Regulations 2015 (The Regulations);
- City of Vincent Local Planning Scheme No. 2; and
- State Planning Policy No. 7.3: Residential Design Codes (R Codes).

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to support the designations new Character Area guidelines for Orange Avenue and Hope Street, Perth and Lacey Street, Perth as well as the revocation of Appendices 3, 12, 14, 15, 16 and 18. This allows the City to deal with development issues that may potentially result in undesirable development outcomes and the loss of streetscape character.

STRATEGIC IMPLICATIONS:

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

Sensitive Design

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

Innovative and Accountable

We are open and accountable to an engaged community.

SUSTAINABILITY IMPLICATIONS:

Character Areas help to enable sustainable development outcomes in the future by encouraging the retention and renovation of character.

PUBLIC HEALTH IMPLICATIONS:

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

FINANCIAL/BUDGET IMPLICATIONS:

Nil

The tables below summarise the comments received during the advertising period for the character area guidelines, together with Administration's response to each comment.

Submitter Number	Comments Received	Administration Comment
1	The proposed guidelines will not enable the development of a new home and adversely affect the future enjoyment of my property.	These guidelines have been designed in close collaboration with a working group made up of Orange Avenue and Hope Street residents and reflects the community's vision for the precinct. The Residential Design Codes (and through it, this Character Area policy) provides for two separate pathways for development approval; deemed-to-comply and design principle. Should a development not meet the relevant deemed-to-comply criteria, a route to development approval can still occur via a performance assessment against the relevant design principles/local
2	Orange Avenue and Hope Street is a unique historical area and it is important to celebrate this history. The guidelines provide a sensible and practical way to achieve this.	housing objectives. Support is noted.
3	We support the proposed guidelines	Support is noted.
4	I support the proposed guidelines	Support is noted.
5	I support the proposed guidelines. It is very important to preserve the character of this precinct and this submission will allow us to do this but still allow development that does not detract from this street character. I hope the City of Vincent will approve the submission to enable Orange Ave and Hope St to be recognised as a Character Area.	Support is noted.

Orange Avenue and Hope Street Character Area Guidelines

I would like to express my support for the Orange Avenue and Hope Street Character Guidelines. This is a unique area of Perth and its character deserves to be protected to retain its uniqueness and history.	Support is noted.
I support the proposed guidelines. I look forward to the character of the area being preserved.	Support is noted.
I support the proposed guidelines	Support is noted.
I'm writing as resident of Orange Avenue to express my support for the street character guidelines our little community has developed.	Support is noted.
I'd also like to congratulate the city for having the flexibility and foresight to have a process whereby a little community can establish guidelines like these. Guidelines that come from within the community and from my point of view are widely celebrated by the residents of these two streets.	
I support the proposed guidelines	Support is noted.
We support the proposed guidelines. Please consider amending figure 2 as so the new dwelling is in line with the existing dwellings. At the moment it's slightly forward of these which is contradictory to the provision.	Noted, figure 2 has been modified to bring the new dwelling in line with existing dwellings.
In principle, I support the document and it's objectives but don't necessarily agree with all of the details and wording of the document. I don't support the Chinese tallow trees as the best option for the verges and wonder if it's necessary or appropriate to put that into a character retention	Support is noted. Due to their prevalence in the proposed character area, Chinese Tallows have been included in the character statement. This statement will not preclude the City planting other tree species.
	 Avenue and Hope Street Character Guidelines. This is a unique area of Perth and its character deserves to be protected to retain its uniqueness and history. I appreciate the City of Vincent considering this. I support the proposed guidelines. I look forward to the character of the area being preserved. I support the proposed guidelines I'm writing as resident of Orange Avenue to express my support for the street character guidelines our little community has developed. I'd also like to congratulate the city for having the flexibility and foresight to have a process whereby a little community can establish guidelines like these. Guidelines that come from within the community and from my point of view are widely celebrated by the residents of these two streets. I support the proposed guidelines We support the proposed guidelines. Please consider amending figure 2 as so the new dwelling is in line with the existing dwellings. At the moment it's slightly forward of these which is contradictory to the provision. In principle, I support the document and it's objectives but don't necessarily agree with all of the details and wording of the document.

trees that are in the area are more in character with	
the history of the precinct)	

Lacey Street Character Area Guidelines

No.	Comments Received	Administration Comment
1	Lacey St does present a unique context which is well liked	Upper Floor Additions.
	and appreciated by those that live and work in the street.	The proposed guidelines required that second storey additions be
	It contains a good and sustainable mix of residential and	located as so they are not visible from the 'public domain'. Following
	commercial co-existing in a mutually inclusive environment.	consultation, C3.1.1 is to be modified as such:
	A key consideration is to ensure the street remains relevant	
	and attractive for this cohabitation.	"Above ground level extensions should be setback behind the apex of the roof, with complimentary roof forms and building massing"
	In relation to the current Design Guidelines for Lacey St,	
	1. Driveways are not infrequent, more than half the	This new provision, along with the existing local housing objectives
	houses are serviced by driveways	will aid in allowing for second storey additions that are respectful to
	2. The majority of properties are fenced	the existing streetscape, whilst also ensuring that green space at the
	3. It is not only a lack of on site parking that results in a	rear of properties is able to be maintained.
	demand for street parking. This street also provides	
	parking for some that work in the area and even	The Built Form Policy currently restricts building height in this precinct
	those that work in the city.	to two storeys, however the new Medium Density Codes will see this
	4. Traffic in the street is 2 way but not at the same time.	height limit increased to four storeys. It is recommended that the
	While sometimes inconvenient the single lane in 2	following clause be added which seeks to maintain the existing height limit:
	directions functions well with general courtesy and consideration.	limit:
	consideration.	"Development is not to exceed two storeys in height on lots identified
	With respect to future development	as a contributory place"
	a. The scale of the building to the streetscape should	as a contributory place
	be maintained	Given modification to height rquires WAPC approval, the following
	b. Generally retain the front 2 rooms of a building in	note will be added:
	terms of street presentation	
	c. Existing characteristics should be respected but not	Note: Clause 1 Building Height represents a Council adopted policy
	slavishly copied	position. However, this is subject to the Western Australian Planning
	d. 2 stories permitted behind the front 2 rooms	Commission (WAPC) approval in accordance with Clause 3.2.3(b) of
	e. Upper storey rooflines can be visible from the street	the R Codes. Unless the WAPC grants approval, the relevant deemed-
	although in a recessive form.	to-comply provisions of the R Codes apply.

No.	Comments Received	Administration Comment
	f. Carports to be permitted to the side behind the main building line with sympathetic or non-intrusive roofs With respect to the last comment, because the lots are small	Should Lacey Street become a heritage area, the City will be able to modify height provisions without WAPC approval.
	it is necessary to retain as much ground area as possible and not utilise valuable rear open space for car parking.	Garage and Carports: The comment is noted, C3.1.4 of the draft guidelines required that garages and carports be located behind the existing building setback.
	This is important to maintain outdoor living areas for occupants and particularly families.	This is to be modified as follows: "Garages and carports are to be located behind the predominant
	If owners are to be constricted with development parameters on their property for the benefit of the general	building line"
	community, then the Council also must be prepared to assist with respect to	An additional Local Housing Objective is to be added as follows:
	 a. encouraging landscaping on street verges and not infilling concrete b. street trees and particularly with consideration of the 	"the roof form of garages and carports are to be sympathetic to the roof form of the existing dwelling"
	scale and detritus of the London Plain Trees c. the process whereby rubbish is collected by several different trucks on different days. It is an anathema to maintain the scale and aesthetics of this street and then create a situation promoting the	Public Realm Improvements: These comments are noted, however this policy seeks to provide guidance on development within the private realm, not the public realm.
	proliferation of heavy vehicles. d. Prioritising the street for underground power Lacey Street does not have sufficient significance to be maintained as a Heritage precinct.	The City's Infrastructure and Environment directorate are currently investigating increased planting in the public realm. As part of this, the community will be consulted on species and locations.
	However, it definitely warrants the designation and controls of a Character Area with deliberate consideration of the demolition provisions.	Heritage Classification: Character guidelines cannot enforce the protection of dwellings from demolition, only guide against. Nor can a character policy enforce conservation principles. Administration will conduct a review of Lacey Street with a qualified heritage consultant to ascertain if it has the characteristics that would qualify for a heritage area designation. This review will occur after of the adoption of this policy.

No.	Comments Received	Administration Comment
		Clause 1 Demolition will remain; however, the following note will be included:
		"Schedule 2, Part 7, Clause 61(1)(e) in the Planning and Development (Local Planning Schemes) Regulations 2015 does not require a development application for the demolition of a single house or grouped dwelling where the structure is not affected by heritage legislation. Clause 1 has been included as to encourage the retention of the character homes on Lacey Street"
		In addition, the deemed to comply criteria for Clause 2 Conservation and Clause 7 Materials and Colours will become local housing objectives.
		Should Lacey Street become a Heritage Area, clauses 1, 2 and 7 will be modified to reflect this.
2	I would like to confirm that I support the proposed Character Area Guidelines proposed for Lacey St with the following	Support for the guidelines is noted.
	 That second story additions be permitted subject to a 	Scale and Presentation to the Street: As per the comment above, C3.1.1 is to be included as follows
	requirement that they be behind the ridge line of the existing property and that the parts visible to the street be recessive and sympathetic to the character of the original building. The requisite setbacks should be retained so as not	"Above ground level extensions to contributory places should be setback behind the apex of the roof of the retained dwelling, with complimentary roof forms and building massing"
	to create a 'wall' of properties that that would create a visual enclosure and that might impose on the Lacey Street streetscape and on the Pier and Stirling Street properties. 2. That consideration be given to the residence on the corner of Lacey and Brisbane Streets and the Liberal Catholic Church on the corner of Lacey and Brewer Streets being	The existing Design Guidelines for Lacey Street included 33 Brisbane Street and 72 Brewer Street as 'gateway properties' as they reflected a building design which is differs from the prevalent federation cottage style of architecture. These guidelines to treat these properties as 'non-contributory' places.

No.	Comments Received	Administration Comment
	deemed to be contributory places, these properties framing the area in a manner that is not inconsistent with its character.	The future heritage assessment of Lacey Street will include these properties and may see this classification change.
	I support the City of Vincent taking steps towards obtaining heritage protection <u>of the street</u> on the basis providing that the dwellings themselves are <u>not</u> Heritage listed but rather Lacey Street itself holding the heritage significance so that for example, the façade and fundamental characteristics of the dwellings on Lacey Street be preserved. I support the street verges to be restored and for additional tree planting to be provided and further support that the <u>existing</u> plane trees being noted as part of the street heritage significance. I do not necessarily support further planting of the plane trees species unless the council undertook regular street sweeping and cleaning of the	 Public Realm Improvements: These comments are noted, however this policy seeks to provide guidance on development within the private realm, not the public realm. The City's Infrastructure and Environment directorate are currently investigating increased planting in the public realm. As part of this, the community will be consulted on species and locations.
3	verges which is undertaken on other streets (more trafficked) in this area. We support the proposed Character Area Guidelines	Scale and Presentation to the Street:
3	proposed for Lacey St with the following qualifications:	As per the comment above, C3.1.1 is to be included as follows:
	1. That second story additions be permitted subject to a requirement that they be behind the ridge line of the existing property and that the parts visible to the street be recessive and sympathetic to the character of the original	"Above ground level extensions to contributory places should be setback behind the apex of the roof of the retained dwelling, with complimentary roof forms and building massing"
	building. The requisite set backs should be retained so as not to create a 'wall' of properties that that would create a visual enclosure and that might impose on the Lacey Street streetscape and on the Pier and Stirling Street properties.	New Contributory Places The existing Design Guidelines for Lacey Street included 33 Brisbane Street and 72 Brewer Street as 'gateway properties' as they reflected a building design which is differs from the prevalent federation cottage style of architecture. These guidelines seek to treat these properties
	2. That consideration be given to the residence on the corner of Lacey and Brisbane Streets and the Liberal Catholic	in a similar manner and classify them as 'non-contributory' places.

No.	Comments Received	Administration Comment
	Church on the corner of Lacey and Brewer Streets being deemed to be contributory places, these properties framing the area in a manner that is not inconsistent with its character. We also request that the City of Vincent take steps towards obtaining heritage protection of the street.	The future heritage assessment of Lacey Street will include these properties and may see this classification change. Public Realm Improvements: These comments are noted, however this policy seeks to provide guidance on development within the private realm, not the public realm.
	Finally, we support other requests made at a recent street consultation for street verges to be restored and for additional tree planting. We also believe that the existing plane trees are worthy of registration as significant trees, being part of the heritage street scape.	The City's Infrastructure and Environment directorate are currently investigating increased planting in the public realm. As part of this, the community will be consulted on species and locations
	In viewing the draft guidelines I was concerned at the graphic and notation which stated that second floor additions should be "not visible from the public realm". If that were the case then both properties at 11 and 26 might fall foul of this design intent. As you can see from the graphic below, in order the achieve a second storey addition not visible from the public realm is necessitates a reduction in the backroad space of the cottages, and the construction of addition floor space and foundations to accommodate such a dramatically set-back extension.	 Scale and Presentation to the Street: As noted above, the provision related to second storey additions to contributory places has now been modified. It will read as such: "Above ground level extensions to contributory places should be setback behind the apex of the roof of the retained dwelling, with complimentary roof forms and building massing" This new provision, along with the existing local housing objectives will aid in allowing for second storey additions which are respectful to the existing streetscape, whilst also ensuring that green space at the rear of properties is able to be maintained.
	We had hoped, in the future, to build a moderate second floor addition nestled on top of the back half of our existing floor plan, preserving our precious backyard and established trees and leafy shady outdoor space.	Should a development not meet the deemed-to-comply criteria, then the applicant can undertake a performance assessment against the relevant design principles/local housing objectives.

No.	Comments Received	Administration Comment
	By requiring extensions to be not at all visible from the street, this will encourage landowners to reduce the size of their green space - which is not a desirable outcome for the City in my view. I am seeking Council's assurance that in the future, the owners of Lacey street will be allowed to build additions to their properties in a way that is sympathetic to the precinct and makes important improvements to the liveability of the properties without having to ensure that the extensions are entirely hidden from street view. Some leeway for commonsense and architectural merit should be afforded to owners - who love their character properties but might want to upgrade their homes as finances allow. Can you please ask that the City's Administration consider what level of flexibility could be applied for design	New Contributory Places The places listed as contributory places in these guidelines were carried over from the existing Design Guidelines for Lacey Street. The property at 26 Brisbane Street was not included in the existing guidelines. These guidelines do not seek to increase the size of the character area beyond what is existing. The future heritage review of Lacey Street may see this property included in the heritage area.
	 excellence to ensure that these treasured homes can be modernised and extended sympathetically in the years ahead? Do the draft guidelines currently afford some discretion to achieve design excellence, or will they restrict future developments to being invisible from the street, and therefore eradicating our precious already rather small back yards? On another note, though the property is on Brisbane Street, the original neighbourhood Grocer at 26 Brisbane Street provides the visual termination of the Lacey Street Heritage 	

Legislation / local law requirements	Planning and Development Act 2005 This policy has been prepared under the provisions of Schedule 2, Part 2 and 3 of the Planning and Development (Local Planning Schemes) Regulations 2015
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	State Planning Policy 7.3 Residential Design Codes City of Vincent Local Planning Scheme No. 2 Local Planning Policy 7.1.1 Built Form

PART 1 - PRELIMINARY

PURPOSE

The purpose of Local Planning Policy: Character Area Guidelines (Policy) is to:

- establish a framework to identify areas within the City of Vincent (City) that contain characteristics that are valued by the community; and
- provide guidance for development in identified character areas.

OBJECTIVES

The objectives of this Policy are to:

- 1. identify areas within the City that contain characteristics valued by the community to be known as character areas;
- 2. establish a planning and design framework to protect the streetscapes located within character areas;
- 3. ensure that new buildings and additions to existing buildings will be sympathetic to the unique character of the streetscape; and
- 4. distinguish between buildings within each character area that contribute to the integrity of the streetscape, and those which do not.

SCOPE

This Policy applies to:

- 1. the process used to identify and formally recognise character areas;
- 2. the identification and listing of development standards which will be used in assessing all development applications for properties within those character areas; and
- 3. applications for development approval in the following areas:
 - St Albans Avenue Character Area;
 - Carr Street Character Area;

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- Florence Street Character Area;
- Prospect Place Character Area;
- Hammond Street Character Area:
- Strathcona Street Character Area;
- Wilberforce Street Character Area;
- Orange Avenue and Hope Street Character Area; and
- Lacey Street Character Area.

RELATIONSHIP TO OTHER DOCUMENTS

This Policy forms part of the City's local planning policy framework. Where this Policy is inconsistent with the City's operative Local Planning Scheme (Scheme), the Scheme prevails. Where this Policy is inconsistent with an adopted local development plan, activity centre plan or structure plan, the adopted local development plan, activity centre plan prevails.

Where this Policy is permitted to amend or replace the Deemed to Comply provisions under Clause 3.2.3(a) of the State Planning Policy 7.3 Residential Design Codes Volume 1 (R-Codes), the provisions of this Policy prevail. Where this Policy augments the Design Principles under Clause 3.2.3(c) of the R-Codes by providing Local Housing Objectives, both the Design Principles of the R-Codes and the Local Housing Objectives of this Policy apply.

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

PART 2 - POLICY PROVISIONS

DEFINITIONS

All terms used in this Policy are as defined in the *Planning and Development Act 2005, Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations), R-Codes and Scheme, unless stated otherwise below.

character means the defining features of a place, including form and scale, materiality, style or repetition.

character area means a group of properties that are recognised to collectively form a streetscape with defining features and characteristics, which may include form and scale, materiality, style or repetition.

complementary or **sympathetic** 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.

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predominant building line is the predominant setback of the front face of the building from the street boundary.

public domain view means the 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.

statement of character means a concise and distilled summary of the characteristics of the place. It is a statement summarising each aspect of character, following an assessment of character. It underpins decisions about statutory provisions.

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.

POLICY

1. Development Standards

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

2. Character Area Nomination

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

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3. Consultation and Preparation of Guidelines

3.1 Following the successful nomination of a character area, the City will attend and undertake an assessment of the built form within the area. The purpose of this assessment will be to inform the development of character area guidelines.

4. Approval of the Guidelines

- 4.1 Once the draft character area guidelines have been prepared, Administration will request that Council initiate formal consultation in accordance with the City's Community and Stakeholder Engagement Policy.
- 4.2 Following advertising, Council will be asked to approve, refuse or approve with modifications the character area guidelines to be included as an appendix to this Policy based on the results of assessment and consultation.

5. Amendments to the Guidelines

- 5.1 The City may consider amending the character area guidelines where it can be demonstrated that owners of at least 40% of the affected properties support the amendment(s).
- 5.2 Council must initiate formal consultation to advertise any amendment(s) in accordance with the City's Community and Stakeholder Engagement Policy.
- 5.3 Following advertising, Council will be asked to determine the amendment(s) on the basis of the submissions received.

6. Revocation of a Character Area

- 6.1 The City will only consider revoking an existing character area where it can be demonstrated that owners of at least 70% of the affected properties support the revocation.
- 6.2 If supported, Council must initiate formal consultation to amend the Policy to revoke the character area in accordance with the City's Community and Stakeholder Engagement Policy.
- 6.3 Following advertising, Council will be asked to determine the amendment on the basis of the submissions received.

OFFICE USE ONLY		
Responsible Officer	Executive Manager Urban Design and Strategic Projects	
Initial Council Adoption	22/09/2015	
Previous Title	Local Planning Policy: Character Areas and Heritage Areas	
Reviewed / Amended	12/12/2017; 01/05/2018; 23/03/2021; 14/12/2021; 26/07/2022; 25/07/2023	
Next Review Date	07/2027	

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APPENDIX 1: ST ALBANS AVENUE GUIDELINES

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

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

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

KEY CHARACTERISTICS

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

DESIRED DEVELOPMENT OUTCOMES

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

1. DEVELOPMENT GUIDELINES FOR CONTRIBUTING BUILDINGS

DESIGN OBJECTIVES		
1.1	Demolition	
1.1.1	Applications for the full demolition of the façade of dwellings will not be supported.	
1.1.2	The removal of original character features from a contributing dwelling which, are visible from the street will not be supported. Where original character features have been removed from dwellings, they should be reinstated where possible.	
1.2	Building Setbacks	
1.2.1	Additions to the building, will only be supported where they are located behind the building.	
1.2.2	Additions to the side of the original dwelling maybe supported where the applicant can demonstrate to the satisfaction of the Council that there are no adverse impacts on the original building façade and the character of the streetscape.	
1.2.3	Additions to the side of the original dwelling maybe supported where the applicant can demonstrate to the satisfaction of the Council that there are no adverse impacts on the original building façade and the character of the streetscape.	

LOCAL PLANNING POLICY: CHARACTER AREA **GUIDELINES**

1.3	Building Walls	
1.3.1	Variations to the building wall height may be supported if the proposed height is a continuation of the existing dwelling, and is in keeping with the rhythm of the existing streetscape.	
1.4	Building Height	
1.4.1	Where an addition proposes an additional storey, it must not exceed 1 storey above the number of storeys of the original dwelling.	
1.4.2	Any additional storey must be setback sufficiently to be in keeping with the rhythm of the streetscape.	
1.5	Car Parking, Garages and Carports	
1.5.1	Carports or garages are not to be located within the front setback area. Hardstand car parking bays may be supported where it can be demonstrated that there are no visual impacts on the streetscape.	
1.5.2	Car ports and garages may be supported where they are located to the side or rear of a dwelling and are set back a minimum of 500mm behind the main building line. The structure must be open or a minimum of 50% visually permeable.	
1.6	Street Walls and Fences	
1.6.1	Traditional fencing types as illustrated in Figure 1 (Appendix 1) are encouraged. Minor variations to the examples indicated in Figure 1 may be supported.	
1.6.2	The maximum height of new fences facing the street is to be 1200mm above the adjacent footpath level	
1.6.3	The maximum height of any solid portion of a new fence is to be 750mm above the adjacent footpath level. The remaining portion (up to 1200mm total height) is to be a minimum of 50% visually permeable.	
1.8	External Features and Decorative Treatments	
1.7.1	Original and intact unpainted surfaces are not permitted to be rendered or painted.	
1.7.2	Removal of paint/render from originally unpainted/non-rendered masonry is supported	
1.7.3	Loft additions may be supported where the development is contained wholly within the roof space and where no visible change to the dwellings appearance from the street is made.	
1.8	Roof Works	
1.8.1	New roofing additions must be sympathetic to the existing roof form.	

2. DEVELOPMENT GUIDELINES FOR NON-CONTRIBUTING BUILDINGS

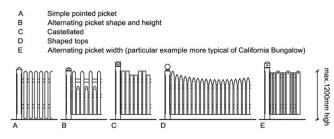
DESIGN OBJECTIVES		
2.1	Demolition	
2.1.1	Applications for full demolition of dwellings may be supported.	
2.2	Building Setbacks	
2.2.1	Setback variations may be supported where they are in line with existing dwellings on the street and is in keeping with the rhythm of the existing streetscape.	
2.3	Appearance of Additions & New Dwellings	
2.3.1	New dwellings must address the street and be consistent with the bulk and scale of adjacent dwellings.	
2.4	Building Height	
2.4.1	The height of any new development shall not exceed 2 storeys.	

LOCAL PLANNING POLICY: CHARACTER AREA GUIDELINES

2.5	Street Walls and Fences
2.5.1	The maximum height of new fences facing the street is to be 1200mm above the adjacent footpath level.
1.6.2	The maximum height of any solid portion of a new fence is to be 750mm above the adjacent footpath level. The remaining portion (up to 1200mm total height) is to be a minimum of 50% visually permeable
1.6.3	The maximum height of any solid portion of a new fence is to be 750mm above the adjacent footpath level. The remaining portion (up to 1200mm total height) is to be a minimum of 50% visually permeable.

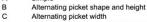
3. APPROPRIATE FENCING TYPES FOR CHARACTER RETENTION AREAS

Open Picket Fencing Examples



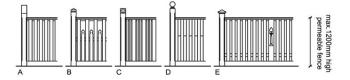
Closed Picket Fencing Examples



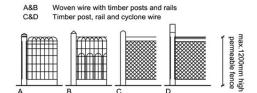


Closed picket lower, open picket upper

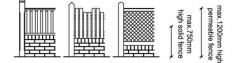
D E Wider picket with decorative cut out (particular example more typical of California Bungalow)



Wire Fencing Examples



Masonry and Timber Fencing Examples



APPENDIX 2: CARR STREET GUIDELINES



1. PURPOSE

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

The guidelines:

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

2. CARR STREET LOCAL HOUSING OBJECTIVES

- Retention and conservation the original Federation and Interwar Bungalow style dwellings;
- Protection and enhancement of existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encourage a high standard of architectural and sustainable design solutions for additions to existing buildings and the development of new buildings;
- Additions to existing buildings and new dwellings are appropriately setback so as to maintain the visual prominence of the single storey streetscape when viewed from Carr Street;
- New development is to respond appropriately to the surrounding street context through:
 - Consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns;
 - Built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original character dwellings;
- The reinstatement and reconstruction of missing design elements to original building facades such a timber verandah, decorative timber gables and the removal of paint and render from original brickwork;
- Maintain the absence of visually intrusive car storage structures and spaces and vehicular crossovers to the primary streetscape; and
- Maintain an open street frontage by ensuring front boundary fences are low and/or visually permeable.

LOCAL PLANNING POLICY: CHARACTER AREA STY OF VINCENT GUIDELINES

1. DEVELOPMENT GUIDELINES FOR ALL BUILDINGS

following add to th developm	to clause 7. Local Hous e listed sect ent that is i	using Objectives .3.1 (b) of the R-Codes, the sing Objectives augment or tions of the R-Codes. For all not subject to the R- Codes, oly as Design Principles. Street Se	the fol to Com of the not s appl	ant to claus lowing prov pply require R-Codes. F ubject to th	ned to Comply e 7.3.1 (a) of the R-Codes, isions replace the Deemed ments in the listed sections for all development that is ne R-Codes, the following d-to- Comply provisions.
Augment 5.1.2 P2.1	Augment 6.1.3 P3	Dwellings should not detract from the streetscape by being set back too close or too far from the front boundary when compared with adjacent properties or the predominant streetscape character.	Replace 5.1.2 C2.1	Replace 6.1.3 C3.1	Ground floor street setbacks to be an average of the two directly adjoining properties on either side of the proposed development.
New 5.1.2 P2.3	New 6.1.3 P3.1	First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.			First floor development shall not be located within 4 meters of the ground floor primary street setback; or First floor development shall not be visible from Carr Street when measured in accordance with 'Figure 2 – Line of Sight'.
		Lot Boundary	/ Setback	5	
Augment 5.1.3 P3.1	Augment 6.1.4 P4.1	Reduce impacts of building bulk on adjoining properties by maintaining a setback similar to any adjoining properties or the predominant development context while also complying with relevant overshadowing and visual privacy requirements.			

LOCAL PLANNING POLICY: CHARACTER AREA **GUIDELINES**

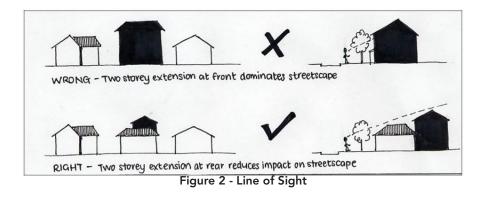
		Building	Height		
Augment 5.1.6 P6	Augment 6.1.2 P2	Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape by maintaining similar features of adjoining properties or the streetscape in terms of scale and proportions. The plate height of new dwellings,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

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LOCAL PLANNING POLICY: CHARACTER AREA

Street Walls and Fences Augment Ensure front boundary Replace Replace 1. The maximum height Augment 5.2.4 P4 5.2.4 C4 of new fences facing 6.2.2 P2 fences enhance the 6.2.2 C2 streetscape by being the street is to be 1.8 designed in the metres above natural predominant style of the ground level; 2. The maximum height street and are low enough to retain views to dwellings of any solid portion of and front gardens. a new fence is to be 750mm above natural around level. The remaining portion is to be a minimum of 80% visually permeable; and 3. The maximum height of fence piers with decorative capping to be 2.0 metres above natural ground level. **General Building Design** New New 6.2.4 The roof of a building is New Pursuant Roof pitch of ground and 5.4.6 P4.3 to be designed so that it 5.4.6 to 6.2.4 upper storeys of between C6.1 P6.1 30 and 40 degrees, with is similar to the existing C4 35 - 45 degree pitches streetscape character. to gables where it can be viewed from the street. New New New buildings must New Pursuant New dwellings' floor levels 5.4.6 5.4.6 respond to the prevailing 5.4.6 to 6.2.4 match, or mediate P6.2 P6.2 surrounding character and C6.2 C4 between, properties on ensure unsympathetic both sides of the proposed contrasts in scale mass and dwelling. materials are avoided. Note: Floor levels of the original dwellings in Carr Street are raised approximately 300 -500mm above footpath level, which assists to define the verandah area and provide additional privacy as views into front rooms are obscured.

New 5.4.6 P6.3	New 6.2.4 P4.5	Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	New 5.4.6 C6.3	Pursuant to 6.2.4 C4	Street facing windows have a height of at least 1.6 times their width.
New 5.4.6 P6.4	New 6.2.4 P4.6	Additions visible from the street should be compatible with and respectful of the existing dwelling and the predominant character of the original dwellings within the street.	New 5.4.6 C6.4	Pursuant to 6.2.4 C4	Additions to existing buildings will only be supported where they are located behind the original façade and set back so that the original building and roof form remains the dominant feature to the street.
		Demolit	tion ²		
	Application for development approval should maintain the front façade of the original dwelling.		Application		lopment approval retain the



²Schedule 2, Part 7, Clause 61(1)(e) in the Planning and Development (Local Planning Schemes) Regulations 2015 does not require a development application for the demolition of a single house, ancillary dwelling, outbuilding, external fixture, boundary wall or fence, patio, pergola, veranda, garage, carport or swimming pool where the structure is not affected by heritage legislation. C7.4 has been included as the requirement in the Regulations may be removed and the provision could then be implemented.

APPENDIX 3: THE BOULEVARDE AND MATLOCK STREET CHARACTER RETENTION GUIDELINES

These guidelines are to be applied to all development within the following area:

Table 1: Properties included in the Boulevarde and Matlock Street Character Retention Area

	Guideline Area
1	The Boulevarde – between Scarborough Beach Road and Anzac Road
2	Matlock Street – between Anzac Road and Britannia Road

Application of the Guidelines

The Guidelines apply to development:

- 1. Where the dwelling is fronting the primary street within the guideline area; and
- 2. Is within the area that is visible from the primary street.

These guidelines are to be read in conjunction with the City's Policy Character Retention Areas, the City's Local Planning Scheme No. 2, the Residential Design Codes and Policy 7.1.1 – Built Form.

Statement of Character

The Guideline Area's prevailing character is summarised as follows:

- Significantly intact examples of early twentieth century residential development comprising modest, single storey dwellings constructed during the Interwar period;
- Development comprising predominately original dwelling form and style with consistent height and selection of materials;
- A high level of retained traditional details including street facing verandas, traditional pitched roof form, chimneys, vertical window articulation and traditional building materials;
- Front setbacks that are generally consistent, reinforcing the building edge and maintaining a consistent pattern of development, allowing view lines along the fronts of dwellings;
- Front gardens are generally low and open and would traditionally have been planted with shrubs and roses, with flowerbeds or low ground cover;
- Front fences are low and or visually permeable, generally with an absence of solid, obtrusive front fences; and
- New development is generally sympathetic to the form, bulk and scale of the original dwellings.

Development Objectives:

- Retention and conservation of original dwellings;
- Protection and enhancement of the original streetscape character;
- Retention of the visual character of the early twentieth century Interwar styles of architecture;
- Encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development;
- New development that is visible from the street responds appropriately and complements and complements the surrounding streetscape through:
 - Consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns; and
 - Built form that incorporates consistent physical built form elements of the prevailing character without the requirement to mimic the style of the original character dwellings.

- Development to the rear of a dwelling where not visible from the street may be contemporary in style, respecting the scale and bulk of the prevailing character;
- Maintain the absence of and promote the removal of visually intrusive car parking structures and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.

Local Housing Objectives Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all develop- ment that is not subject to the R- Codes, the follow- ing apply as Design Principles.	Deemed to Comply Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all devel- opment that is not subject to the R-Codes, the following apply as Deemed-to- Comply provisions.
1. Street Setbacks	
Augments Clause 5.1.2 P2.1 and P2.2	Replaces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3
O1.1 The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties. O1.2	C1.1 Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development.
First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.	C1.2 Two storey development is to be setback a minimum of 4m behind the predominant ground floor building line.
2. Lot Boundary Setbacks	
Augments Clause 5.1.3 P3.1	
O2.1 Reduce impacts of building bulk on adjoining properties by maintaining a setback similar to any adjoining properties or the predominant development context while also complying with relevant overshadowing and visual privacy requirements.	
3. Building Height	
Augments Clause 5.1.6 P6	Replaces Clause 5.1.6 C6 C3.1
O3.1 Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape by upholding similar features in terms of the prevailing bulk, scale and proportions of the existing streetscape.	 C3.1 Dwellings shall be a maximum of two storeys and comply with the following heights: Top of external wall: 7 metres Top of pitched roof: 10 metres
O3.2 The wall height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall height to avoid an under scaled squat appearance.	C3.2 Loft additions must be contained wholly within the roof space and shall not result in a visible change to the dwelling's appearance from the street.

LOCAL PLANNING POLICY: CHARACTER AREA **GUIDELINES**



4. Garages and Carports	
Augments Clause 5.2.1 P1	Replaces Clause 5.2.1 C1.1, C1.2 and C1.5
O4.1 Carports and garages should be located so as to maintain the absence of car parking facilities within the streetscape. O4.2	C4.1 Carports, garages or hardstand car parking bays are to be located at the rear of the property where right of way access is available. C4.2
Car parking facilities located within front setback areas should ensure that the predominant character elements of the dwelling are visible and unobstructed.	Garages shall be setback a minimum of 500mm behind the front building line where access is from the primary street.
O4.3 Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.	C4.3 Carports may be considered in front setback areas but only where no alternative location exists and a minimum setback of 1.5m from the primary street is maintained. Such carports shall not be fitted with any style of roller or tilt up panel door.
	C4.4 Where carports are considered appropriate in front setback areas, carports shall be open in style and allow an unobstructed view of the dwelling from the street.
	C4.5 Garages and carports must respect the existing dwellings' predominant colour, scale and materials and must be complementary and subservient to the dwelling.
	C4.6 Carports and garages shall have a maximum wall height of 2.7m.
	C4.7 Carports located within front setback areas shall have a maximum width of 5.5 metres (internal) or one-third the frontage of the lot, whichever is the lesser.

Item 5.8- Attachment 2

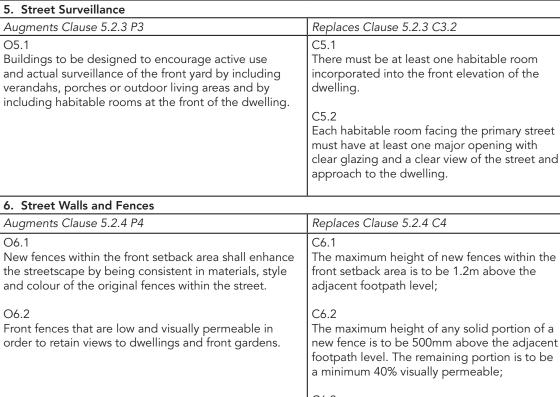
O5.1

O6.1

O6.2

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LOCAL PLANNING POLICY: CHARACTER AREA 🚸 GUIDELINES



a minimum 40% visually permeable;
C6.3 The maximum height of fence piers with decorative capping is to be 1.8m above the adjacent footpath level; and
C6.4 The maximum width of piers is to be 470mm.
C6.5

Guideline Area: i. Timber pickets; or

iii. Rendered masonry.

ii. Brick; or

The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the

LOCAL PLANNING POLICY: CHARACTER AREA GUIDELINES

OR C6.6

The maximum height of new fences within the front setback area is to be 1.8 metres above the adjacent footpath level;

C6.7

The maximum height of any solid portion of a new fence is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable;

C6.8

The maximum height of fence piers with decorative capping is to be 2m above the adjacent footpath level; and

C6.9

The maximum width of piers is to be 470mm.

C6.10

The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area:

- i. Timber pickets; or ii. Brick; or
- iii. Rendered masonry

7. General Building Design

New Local Housing Objectives as per Clause 7.3.1(b) of the Residential Design Codes

07.1

New development is sympathetic to and complements the prevailing character, avoiding unsympathetic scale, mass and materials.

07.2

Additions visible from the street shall be compatible with and respectful of the existing dwelling and the predominant character of the existing streetscape.

07.3

Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.

07.4

The materials of any new dwellings as viewed from the street shall be consistent with the prevailing character.

O7.5

The floor levels of new dwellings shall match or average the floor levels of dwellings on either side of the proposed dwelling.

07.6

The roof pitch for new carports and additions visible from the street is to be consistent and respectful of the existing dwelling's roof pitch and, for new buildings, consistent and respectful of the prevailing character.

07.7

Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwellings' windows when viewed from the primary street.

8. Landscaping

New Local Housing Objectives as per Clause 7.3.1(b) of the Residential Design Codes

O8.1

Existing trees on a site, especially mature trees, to be preserved wherever possible.

O8.2

The front setback area should be developed as a predominantly soft landscaped garden. The planting of low shrubbery and traditional open garden styles is encouraged.

The Florence Character Street has been recognised by the community and the Council as making a positive contribution towards built character of the City. To help identify and celebrate this unique part of the City, this guideline has been put in place to guide and assist future development.

These guidelines are to be applied to development where the dwelling is fronting the primary street and/or is within an area that is visible from the primary street, within the following area: Nos. 4 - 53 Florence Street (excluding No. 42)

The general objectives of development the subject of these guidelines are:

- Retention and conservation of original dwellings;
- Protection and enhancement of existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development;
- New development that responds appropriately and complements the surrounding streetscape through:
- Consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns; and
- Built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original character dwellings.
- Maintain the absence of and promote the removal of visually intrusive car parking structures and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.



Statement of Character

The Florence Character Street is generally mixed in terms of built form, with excellent examples of character dwellings dating back from the turn of the century as well as some more recent additions to the streetscape which have included designs typical of that time.

With strong ties to the earliest European settlement within the Perth Metropolitan Region, development within this street should enhance the historic dwellings within the street and embrace dwelling designs which support the historic character of the precinct. While the character of the streetscape is somewhat damaged by inconsistent building typologies within the street, the area to the south of Florence street maintains strong built historic character.

Redevelopment should respect and complement the predominant character of the street. Additions and alterations that are visible from the street should respond to the key architectural features of the dwelling on the lot and adjoining character dwellings.

	Local Housing Objectives		Deemed to Comply		
	ursuant to Clause 7.3.1(b) of the Residential Design Codes, the		Pursuant to Clause 7.3.1(a) of the Residential Design Codes, the		
foll	owing Local Housing Objectives augment the Design Principles	fol	lowing provisions replace the Deemed to Comply requirements		
	of the Residential Design Codes as specified.		of the Residential Design Codes as specified.		
1. Stre	eet setbacks				
Augm	nents Clause 5.1.2 P2.1 and P2.2	Repla	nces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3		
01.1	The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties.	C1.1	Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development.		
01.2	First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.	C1.2	Walls on upper floors setback a minimum of 4 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.		

Augments Clause 5.1.6 P6			Augments Clause 5.1.6 by adding the following		
03.2	The wall height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall height to avoid an under scaled squat appearance.	C3.2	Loft additions must be contained wholly within the roof space and shall not result in a visible change to the dwelling's appearance from the street.		
	backs of Garages and Carports nents Clause 5.2.1 P1	Repla	ces Clause 5.2.1 C1.1, C1.2		
	Carports and garages should be located so as to maintain the absence of car parking facilities within the streetscape. Car parking facilities located within front setback areas should ensure that the predominant character elements of the dwelling are visible and unobstructed.	C4.3	Carports may be considered in front setback areas but only where no alternative location exists and a minimum setback of 1.5m from the primary street is maintained. Such carports shall not be fitted with any style of roller or tilt up panel door.		
04.3	Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.				

		C4.4	Where carports are considered appropriate in front setback areas, carports shall be open in style and allow an unobstructed view of the dwelling from the street.
		C4.5	Garages and carports must match the existing dwellings' predominant colour, scale and materials and must be complementary and subservient to the dwelling.
		C4.6	Carports and garages forward of the dwelling or within the front setback area shall have a maximum wall height of 2.7 metres.
		C4.7	Carports and garages located within front setback areas shall have a maximum width of 5.5 metres (internal) or one- third the frontage of the lot, whichever is the lesser.
5. Stree	et surveillance	-	
Augme	ents Clause 5.2.3 P3		
	Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or outdoor living areas and by including habitable rooms at the front of the dwelling.		
	Habitable Room includes a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, dining room, sewing room, study, playroom, family room, sunroom, gymnasium, fully enclosed swimming pool or patio.		

Augments Clause 5.2.4 P4		Repla	Replaces Clause 5.2.4 C4.1, C4.2		
O6.1	being designed in the predominant style of the street.	C6.5	The maximum height of new street walls, street fences and gates facing the street is to be 1.8 metres above the adjacent footpath level.		
06.2	· · · · · · · · · · · · · · · · · · ·				
	retain views to dwellings and front gardens.	C6.6	The maximum height of any solid portion of a new street wall, street fence and gate is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable.		
		C6.7	The maximum height of fence piers with decorative capping is to be 2 metres above the adjacent footpath level.		
		C6.8	The maximum width of piers is to be 470mm.		
		C6.9	The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area: i. Timber pickets; or ii. Brick; or iii. Rendered masonry.		

	Local Housing Objectives as per Clause 7.3.1(b) of esidential Design Codes	Criteria deemed to satisfy Local Housing Objectives 07.1-07.5				
O7.1	New development is sympathetic to and complements the character of the existing dwellings within the streetscape.	C7.1	The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape.			
07.2	New development shall ensure that unsympathetic contrasts in scale, mass and	C7.2	The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape.			
	materials are avoided.	C7.3	Additions to an existing dwelling when viewed from the street shall complement the architectural style, form, colour and materials of the			
07.3	Additions visible from the street shall be compatible with and respectful of the existing dwelling and the predominant character of the existing streetscape.		existing dwelling. In the case that the existing dwelling is not an original dwelling, additions shall complement the architectural style, form, colour and materials of the prevailing streetscape.			
07.4	The roof of new dwellings is to be consistent with the predominant roof form in the existing	C7.4	The floor levels of new dwellings shall match or mediate between the floor levels of dwellings on either side of the proposed dwelling.			
	streetscape in terms of scale and pitch.	C7.5	The roof pitch of new dwellings or upper storey additions is to be between 30 degrees and 40 degrees.			
07.5	Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	C7.6	Street facing windows include inner sections with a height of at least 1.6 times their width.			
	-	C7.7	Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwellings' windows when viewed from the primary street.			

The Prospect Character Street has been recognised by the community and the Council as making a positive contribution towards built character of the City. To help identify and celebrate this unique part of the City, this guideline has been put in place to guide and assist future development.

These guidelines are to be applied to development where the dwelling is fronting the primary street and/or is within an area that is visible from the primary street, within the following area: Nos. 2 - 22 Prospect Place (Inclusive)

The general objectives of development the subject of these guidelines are:

- Retention and conservation of original dwellings;
- · Protection and enhancement of existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development;
- New development that responds appropriately and complements the surrounding streetscape through:
- Consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns; and
- Built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original character dwellings.
- Maintain the absence of and promote the removal of visually intrusive car parking structures and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.



Statement of Character

The Prospect Character Street is generally mixed in terms of built form, containing both original (pre 1950s) and more contemporary dwellings. While only four original dwellings ar present within the street, they are good examples of mid century development and dwellings which include many character elements which are important to the cultural history of the area.

With strong ties to the earliest European settlement within the Perth Metropolitan Region, development within this street should enhance the historic dwellings within the street and embrace dwelling designs which support the historic character of the precinct as a whole.

Redevelopment should respect and complement the predominant character of the street. Additions and alterations that are visible from the street should respond to the key architectural features of the dwelling on the lot and adjoining character dwellings.

	Local Housing Objectives		Deemed to Comply
Р	ursuant to Clause 7.3.1(b) of the Residential Design Codes, the	P	ursuant to Clause 7.3.1(a) of the Residential Design Codes, the
foll	owing Local Housing Objectives augment the Design Principles	fol	lowing provisions replace the Deemed to Comply requirements
	of the Residential Design Codes as specified.		of the Residential Design Codes as specified.
1. Stre	eet setbacks		
Augm	nents Clause 5.1.2 P2.1 and P2.2	Repla	ces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3
01.1	The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties.	C1.1	Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development.
01.2	First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.	C1.2	Walls on upper floors setback a minimum of 4 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.

Augments Clause 5.1.6 P6		Augments Clause 5.1.6 by adding the following		
03.2	The wall height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall height to avoid an under scaled squat appearance.	C3.2	Loft additions must be contained wholly within the roof space and shall not result in a visible change to the dwelling's appearance from the street.	
4. Set	backs of Garages and Carports			
Augn	nents Clause 5.2.1 P1	Repla	ces Clause 5.2.1 C1.1, C1.2	
04.1	Carports and garages should be located so as to maintain the absence of car parking facilities within the streetscape.	C4.3	Where carports are considered appropriate in front setback areas, carports shall be open in style and allow an unobstructed view of the dwelling from the street.	
04.2	Car parking facilities located within front setback areas should ensure that the predominant character elements of the dwelling are visible and unobstructed.	C4.4	Garages and carports must match the existing dwellings' predominant colour, scale and materials and must be complementary and subservient to the dwelling.	
04.3	Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.	C4.5	Carports and garages forward of the dwelling or within the front setback area shall have a maximum wall height of 2.7 metres.	
		C4.6	Carports and garages located within front setback areas shall have a maximum width of 5.5 metres (internal) or one-third the frontage of the lot, whichever is the lesser.	

O5.1 Build actua porc	s Clause 5.2.3 P3 Idings to be designed to encourage active use and	
	ual surveillance of the front yard by including verandahs, rches or outdoor living areas and by including habitable oms at the front of the dwelling.	
roon dinir	bitable Room includes a bedroom, living room, lounge om, music room, sitting room, television room, kitchen, ing room, sewing room, study, playroom, family room, aroom, gymnasium, fully enclosed swimming pool or	

Augn	nents Clause 5.2.4 P4	Repla	nces Clause 5.2.4 C4.1, C4.2
06.1	New fences within the front setback area shall enhance the streetscape by being consistent in materials, style and colour of the original fences within the street.	C6.5	The maximum height of new street walls, street fences and gates facing the street is to be 1.8 metres above the adjacent footpath level.
O6.2	Front fences that are low and visually permeable in order to retain views to dwellings and front gardens.	C6.6	The maximum height of any solid portion of a new street wall, street fence and gate is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable.
		C6.7	The maximum height of fence piers with decorative capping is to be 2 metres above the adjacent footpath level.
		C6.8	The maximum width of piers is to be 470mm.
		C6.9	The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area: i. Timber pickets; or
			ii. Brick; or iii. Rendered masonry.

	ocal Housing Objectives as per Clause 7.3.1(b) of esidential Design Codes	Criter	ia deemed to satisfy Local Housing Objectives 07.1-07.5
D7.1	New development is sympathetic to and complements the character of the existing dwellings within the streetscape.	C7.1	The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape.
07.2	·	C7.2	The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape.
07.3	Additions visible from the street shall be compatible with and respectful of the existing dwelling and the predominant character of the existing streetscape.	C7.3	Additions to an existing dwelling when viewed from the street shall complement the architectural style, form, colour and materials of the existing dwelling. In the case that the existing dwelling is not an original dwelling, additions shall complement the architectural style, form, colour and materials of the prevailing streetscape.
07.4	The roof of new dwellings is to be consistent with the predominant roof form in the existing streetscape in terms of scale and pitch.	C7.4	The floor levels of new dwellings shall match or mediate between the floor levels of dwellings on either side of the proposed dwelling.
07.5	Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	C7.5	The roof pitch of new dwellings or upper storey additions is to be between 30 degrees and 40 degrees.
	are nice carar style of the proposed awening.	C7.6	Street facing windows include inner sections with a height of at least 1.6 times their width.
		C7.7	Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwellings' windows when viewed from the primary street.

The Hammond Character Street has been recognised by the community and the Council as making a positive contribution towards built character of the City. To help identify and celebrate this unique part of the City, this guideline has been put in place to guide and assist future development.

These guidelines are to be applied to development where the dwelling is fronting the primary street and/or is within an area that is visible from the primary street, within the following area: Nos. 3- 24 Hammond Street (Inclusive)

The general objectives of development the subject of these guidelines are:

- Retention and conservation of original dwellings;
- Protection and enhancement of existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development;
- New development that responds appropriately and complements the surrounding streetscape through:
- Consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns; and
- Built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original character dwellings.
- Maintain the absence of and promote the removal of visually intrusive car parking structures and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.



Statement of Character

The Hammond Character Street, while generally mixed in terms of built form, contains some good examples of character dwellings dating back from the turn of the century as well as some more recent additions to the streetscape which have included designs typical of that time.

With strong ties to the earliest European settlement within the Perth Metropolitan Region, development within this street should enhance the historic dwellings within the street and embrace dwelling designs which support the historic character of the precinct. While the character of the streetscape is somewhat impacted by inconsistent building typologies within the street, original dwellings such as those at 17 and 4 Hammond Street are key to reflecting the historic character of the area.

Redevelopment should respect and complement the predominant character of the street. Additions and alterations that are visible from the street should respond to the key architectural features of the dwelling on the lot and adjoining character dwellings.



Local Housing Objectives	Deemed to Comply
Pursuant to Clause 7.3.1(b) of the Residential Design Codes, the	Pursuant to Clause 7.3.1(a) of the Residential Design Codes, the
following Local Housing Objectives augment the Design Principles	following provisions replace the Deemed to Comply requirements
of the Residential Design Codes as specified.	of the Residential Design Codes as specified.
. Street setbacks	
Augments Clause 5.1.2 P2.1 and P2.2	Replaces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3
01.1 The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties.	C1.1 Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development.
01.2 First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.	C1.2 Walls on upper floors setback a minimum of 4 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.

ugments Clause 5.1.6 P6	Augments Clause 5.1.6 by adding the following
3.2 The wall height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall height to avoid an under scaled squat appearance.	C3.2 Loft additions must be contained wholly within the roof space and shall not result in a visible change to the dwelling's appearance from the street.
Setbacks of Garages and Carports	
ugments Clause 5.2.1 P1	Replaces Clause 5.2.1 C1.1, C1.2
 4.1 Carports and garages should be located so as to maintain the absence of car parking facilities within the streetscape. 4.2 Car parking facilities located within front setback areas should ensure that the predominant character elements of the dwelling are visible and unobstructed. 4.3 Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape. 	C4.3 Carports may be considered in front setback areas but only where no alternative location exists and a minimum setback of 1.5m from the primary street is maintained. Such carports shall not be fitted with any style of roller or tilt up panel door.

		CAA	Where carports are considered appropriate in front
		C4.4	setback areas, carports shall be open in style and allow an
			unobstructed view of the dwelling from the street.
		C4.5	Garages and carports must match the existing dwellings'
			predominant colour, scale and materials and must be
			complementary and subservient to the dwelling.
		C4.6	Carports and garages forward of the dwelling or within the
			front setback area shall have a maximum wall height of 2.7
			metres.
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		C4.7	Carports and garages located within front setback areas shall have a maximum width of 5.5 metres (internal) or one-
			third the frontage of the lot, whichever is the lesser.
			the the holitage of the lot, which even is the lessel.
5. Stre	eet surveillance		
Augm	nents Clause 5.2.3 P3		
05.1	Buildings to be designed to encourage active use and		
	actual surveillance of the front yard by including verandahs,		
	porches or outdoor living areas and by including habitable		
	rooms at the front of the dwelling.		
	Habitable Room includes a bedroom, living room, lounge		
	room, music room, sitting room, television room, kitchen,		
	dining room, sewing room, study, playroom, family room,		
	sunroom, gymnasium, fully enclosed swimming pool or		
		1	

Augn	nents Clause 5.2.4 P4	Repla	aces Clause 5.2.4 C4.1, C4.2
06.1	Ensure front boundary fences enhance the streetscape by being designed in the predominant style of the street.	C6.5	The maximum height of new street walls, street fences and gates facing the street is to be 1.8 metres above the adjacent footpath level.
06.2	Front fences that are low and visually permeable in order to		
	retain views to dwellings and front gardens.	C6.6	The maximum height of any solid portion of a new street wall, street fence and gate is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable.
		C6.7	The maximum height of fence piers with decorative capping is to be 2 metres above the adjacent footpath level.
		C6.8	The maximum width of piers is to be 470mm.
		C6.9	The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area: i. Timber pickets; or
			i. Brick; or
			ii. Rendered masonry.

	Local Housing Objectives as per Clause 7.3.1(b) of esidential Design Codes	Criter	ia deemed to satisfy Local Housing Objectives 07.1-07.5
07.1	New development is sympathetic to and complements the character of the existing dwellings within the streetscape.	C7.1	The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape.
)7.2		C7.2	The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape.
07.3		C7.3	Additions to an existing dwelling when viewed from the street shall complement the architectural style, form, colour and materials of the existing dwelling. In the case that the existing dwelling is not an original dwelling, additions shall complement the architectural style, form, colour and materials of the prevailing streetscape.
07.4	The roof of new dwellings is to be consistent with the predominant roof form in the existing streetscape in terms of scale and pitch.	C7.4	The floor levels of new dwellings shall match or mediate between the floor levels of dwellings on either side of the proposed dwelling.
)7.5	· · · · · · · · · · · · · · · · · · ·	C7.5	The roof pitch of new dwellings or upper storey additions is to be between 30 degrees and 40 degrees.
	suits the predominant character of the street and the architectural style of the proposed dwelling.	C7.6	Street facing windows include inner sections with a height of at least 1.6 times their width.
		C7.7	Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwellings' windows when viewed from the primary street.

The Strathcona Character Street has been recognised by the community and the Council as making a positive contribution towards built character of the City. To help identify and celebrate this unique part of the City, this guideline has been put in place to guide and assist future development.

These guidelines are to be applied to development where the dwelling is fronting the primary street and/or is within an area that is visible from the primary street, within the following area: Nos. 1 - 15 Strathcona Street (Inclusive)

The general objectives of development the subject of these guidelines are:

- Retention and conservation of original dwellings;
- Protection and enhancement of existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development;
- New development that responds appropriately and complements the surrounding streetscape through:
- Consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns; and
- Built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original character dwellings.
- Maintain the absence of and promote the removal of visually intrusive car parking structures and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.



Statement of Character

The Strathcona Character Street is generally consistent in terms of built form, with the majority of the dwellings being original to the street. This includes excellent examples of character dwellings dating back from the turn of the century and are predominately in excellent condition.

With strong ties to the earliest European settlement within the Perth Metropolitan Region, development within this street should enhance the historic dwellings within the street and embrace dwelling designs which support the historic character of the precinct. While the character of the street is impacted by more contemporary designed buildings, the presence of minimal carparking structures within the street setback area and consistent street setbacks enhances the overall built quality to the street.

Redevelopment should respect and complement the predominant character of the street. Additions and alterations that are visible from the street should respond to the key architectural features of the dwelling on the lot and adjoining character dwellings.

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	Local Housing Objectives	Deemed to Comply
	ursuant to Clause 7.3.1(b) of the Residential Design Codes, the	Pursuant to Clause 7.3.1(a) of the Residential Design Codes, the
foll	lowing Local Housing Objectives augment the Design Principles	following provisions replace the Deemed to Comply requirements
	of the Residential Design Codes as specified.	of the Residential Design Codes as specified.
1. Stre	eet setbacks	
Augn	nents Clause 5.1.2 P2.1 and P2.2	Replaces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3
01.1	The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties.	C1.1 Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development.
01.2	First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.	

Augments Clause 5.1.6 P6		Augments Clause 5.1.6 by adding the following		
03.2	The wall height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall height to avoid an under scaled squat appearance.	C3.2	Loft additions must be contained wholly within the roof space and shall not result in a visible change to the dwelling's appearance from the street.	
	backs of Garages and Carports nents Clause 5.2.1 P1	Popla	aces Clause 5.2.1 C1.1, C1.2	
		· ·		
04.1 04.2	the absence of car parking facilities within the streetscape.	C4.3	Carports may be considered in front setback areas but only where no alternative location exists and a minimum setback of 1.5m from the primary street is maintained. Such carports shall not be fitted with any style of roller or tilt up panel door.	
	the dwelling are visible and unobstructed.	C4.4	Where carports are considered appropriate in front setback areas, carports shall be open in style and allow an unobstructed	
04.3	Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.		view of the dwelling from the street.	
		C4.5	Garages and carports must match the existing dwellings' predominant colour, scale and materials and must be complementary and subservient to the dwelling.	

		C4.6	Carports and garages forward of the dwelling or within the front setback area shall have a maximum wall height of 2.7 metres.
		C4.7	Carports and garages located within front setback areas shall have a maximum width of 5.5 metres (internal) or one- third the frontage of the lot, whichever is the lesser.
5. Stre	eet surveillance		
Augn	nents Clause 5.2.3 P3		
O5.1	Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or outdoor living areas and by including habitable rooms at the front of the dwelling.		
	Habitable Room includes a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, dining room, sewing room, study, playroom, family room, sunroom, gymnasium, fully enclosed swimming pool or patio.		

Augments Clause 5.2.4 P4		Repla	ces Clause 5.2.4 C4.1, C4.2
06.1	being designed in the predominant style of the street.	C6.1	The maximum height of new street walls, street fences and gates facing the street is to be 1.2 metres above the adjacent footpath level.
06.2	7 1		
	retain views to dwellings and front gardens.	C6.2	The maximum height of any solid portion of a new street wall, street fence and gate is to be 500mm above the adjacent footpath level. The remaining portion is to be a minimum of 40% visually permeable.
		C6.3	The maximum height of fence piers with decorative capping is to be 1.8 metres above the adjacent footpath level.
		C6.4	The maximum width of piers is to be 470mm.
		C6.5	The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area: i. Timber pickets; or ii. Brick; or iii. Rendered masonry.

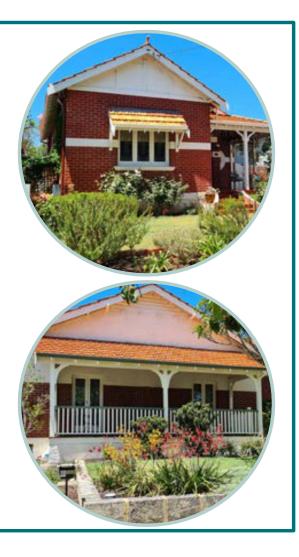
	Local Housing Objectives as per Clause 7.3.1(b) of the ential Design Codes	Criter	ia deemed to satisfy Local Housing Objectives 07.1-07.5
D7.1	New development is sympathetic to and complements the character of the existing dwellings within the streetscape.	C7.1	The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape.
07.2	·	C7.2	The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape.
07.3	Additions visible from the street shall be compatible with and respectful of the existing dwelling and the predominant character of the existing streetscape.	C7.3	Additions to an existing dwelling when viewed from the street shall complement the architectural style, form, colour and materials of the existing dwelling. In the case that the existing dwelling is not an original dwelling, additions shall complement the architectural style, form, colour and materials of the prevailing streetscape.
07.4	The roof of new dwellings is to be consistent with the predominant roof form in the existing streetscape in terms of scale and pitch.	C7.4	The floor levels of new dwellings shall match or mediate between the floor levels of dwellings on either side of the proposed dwelling.
07.5	Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	C7.5	The roof pitch of new dwellings or upper storey additions is to be between 30 degrees and 40 degrees.
		C7.6	Street facing windows include inner sections with-a height of at least 1.6 times their width.
		C7.7	Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwellings' windows when viewed from the primary street.

The Wilberforce Character Street has been recognised by the community and the Council as making a positive contribution towards built character of the City. To help identify and celebrate this unique part of the City, this guideline has been put in place to guide and assist future development.

These guidelines are to be applied to development where the dwelling is fronting the primary street and/or is within an area that is visible from the primary street, within the following area: Nos. 1 - 25 Wilberforce Street (Inclusive)

The general objectives of development the subject of these guidelines are:

- Retention and conservation of original dwellings;
- Protection and enhancement of existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development;
- New development that responds appropriately and complements the surrounding streetscape through:
 - Consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns; and
 - Built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original character dwellings.
- Maintain the absence of and promote the removal of visually intrusive car parking structures and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.



Statement of Character

The Wilberforce Character Street is generally consistent in terms of built form, with the majority of the dwellings being original to the street. This includes excellent examples of character dwellings dating back from the turn of the century and are predominately in excellent condition.

With strong ties to the earliest European settlement within the Perth Metropolitan Region, development within this street should enhance the historic dwellings within the street and embrace dwelling designs which support the historic character of the precinct. While the character of the street is impacted by more contemporary designed buildings, the presence of minimal carparking structures within the street setback area and consistent street setbacks enhances the overall built quality to the street.

Redevelopment should respect and complement the predominant character of the street. Additions and alterations that are visible from the street should respond to the key architectural features of the dwelling on the lot and adjoining character dwellings.



	Local Housing Objectives Pursuant to Clause 7.3.1(b) of the Residential Design Codes, he following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.	f	Deemed to Comply Pursuant to Clause 7.3.1(a) of the Residential Design Codes, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.
1. Street setbacks			
Augm	ents Clause 5.1.2 P2.1 and P2.2	Repla	ces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3
01.1	The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties.	C1.1	Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development.
2. Set	backs of Garages and Carports		
Augm	ents Clause 5.2.1 P1	Repla	ces Clause 5.2.1 C1.1, C1.2
	Carports and garages should be located so as to maintain the absence of car parking facilities within the streetscape.	C2.1	Carports may be considered in front setback areas but only where no alternative location exists and a minimum setback of 1.5m from the primary street is maintained. Such carports shall not be fitted with any style of roller or tilt up panel door.
02.2	Car parking facilities located within front setback areas should ensure that the predominant character elements of the dwelling are visible and unobstructed.	C2.2	Where carports are considered appropriate in front setback areas, carports shall be open in style and allow an unobstructed view of the dwelling from the street.
02.3	Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.	C2.3 C2.4	Garages and carports must match the existing dwelling's predominant colour, scale and materials and must be complementary and subservient to the dwelling. Carports and garages forward of the dwelling or within the front setback area shall have a maximum wall height of 2.7 metres.
		C2.5	Carports and garages located within front setback areas shall have a maximum width of 5.5 metres (internal) or one- third the frontage of the lot, whichever is the lesser.

1					
	Local Housing Objectives ursuant to Clause 7.3.1(b) of the Residential Design Codes, ne following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.	f	Deemed to Comply Pursuant to Clause 7.3.1(a) of the Residential Design Codes, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.		
3. Ger	3. General building design				
New Local Housing Objectives as per Clause 7.3.1(b) of the Residential Design Codes		Criter	Criteria deemed to satisfy Local Housing Objectives 07.1-07.5		
03.1	New development is sympathetic to and complements the character of the existing dwellings within the streetscape.	C3.1	The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape.		
03.2	New development shall ensure that unsympathetic contrasts in scale, mass and materials are avoided.	C3.2	The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape.		
03.3	Additions visible from the street shall be compatible with and respectful of the existing dwelling and the predominant character of the existing streetscape.	C3.3	Additions to an existing dwelling when viewed from the street shall complement the architectural style, form, colour and materials of the existing dwelling. In the case that the existing dwelling is not an original dwelling, additions shall complement the architectural style, form, colour and materials of the prevailing streetscape.		
03.4	The roof of new dwellings is to be consistent with the predominant roof form in the existing streetscape in terms of scale and pitch.	C3.4	The floor levels of new dwellings shall match or mediate between the floor levels of dwellings on either side of the proposed dwelling.		
03.5	Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	C3.5	Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwelling's windows when viewed from the primary street.		

The Orange Avenue and Hope Street Character Area (Character Area) is recognised for making a positive contribution towards the built character of the City of Vincent (City).

The Orange Avenue and Hope Street Character Area Guidelines (Guidelines) identify the unique characteristics of the Character Area and provide guidance for future development.

The Guidelines are to be applied to development where the dwelling is fronting the primary street and/ or is within an area that is visible from the primary street, within the following area: Nos. 1 - 23 Orange Avenue (inclusive) and Nos 2 - 16 Hope Street (inclusive), Perth (refer Figure 1).

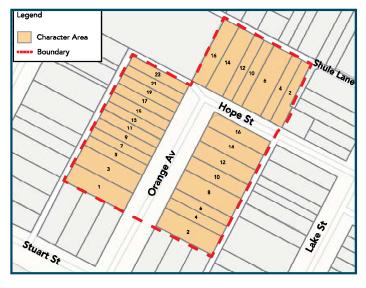


Figure 1: Orange and Hope Street Character Area



Objectives

The objectives of these guidelines are to:

- 1. retain and conserve original dwellings;
- 2. protect and enhance the existing streetscape character;
- 3. encourage passive surveillance and neighbour and community interaction;
- 4. encourage a high standard of architectural and sustainable design approaches for new development;
- 5. encourage a high standard of architectural and sustainable design approaches for alterations and additions to existing development;
- 6. encourage development that acknowledges existing character features and valued streetscape elements;
- 7. ensure development does not visually dominate the streetscape or mimic the style of original dwellings;
- 8. ensure the absence of visually intrusive car parking structures; and
- 9. ensure new development responds appropriately to the rhythm of the streetscape by maintaining:
 - a. front setback patterns; and
 - b. consistent scale and bulk in relation to the original streetscape pattern.



Statement of Character

Orange Avenue and Hope Street is generally consistent in terms of built form, with the majority of the dwellings being original to the street and in good condition. This includes excellent examples of character dwellings, and alterations and additions from different eras, dating back from the turn of the century.

With the build out of residences within the streets occurring from 1906 onwards, the Character Area reflects early European settlement within the Perth Metropolitan Region, as well as Perth's layered cultural history.

Owing to the unique transection of Orange Avenue and Hope Street and more contemporary development which has occurred on this aspect, the character of the area has been impacted both positively and negatively by development occupying this portion of the streetscape. While contextually responsive alterations and additions have strengthened the character of the area, new development that poorly mimics original dwellings has had a negative impact.

The overall quality of the Character Area is enhanced by the:

- consistent street setbacks;
- consistent scale and bulk in relation to the original streetscape pattern;
- character dwellings with verandahs and original chimneys;
- contextually responsive alterations and additions;
- minimal car parking structures; and
- prevalence of front gardens and chinese tallow street trees.

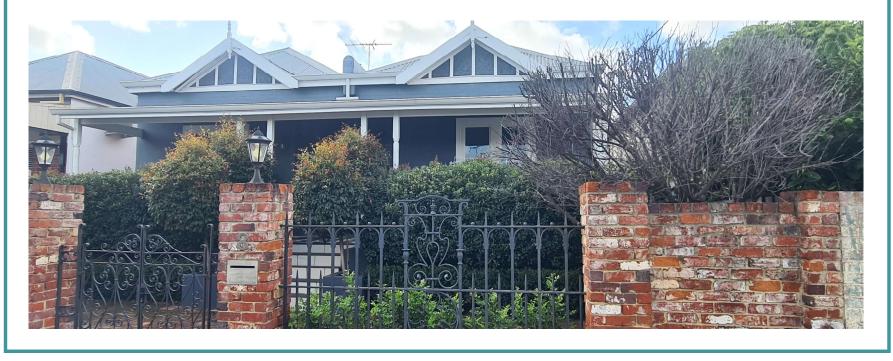


Additional Requirements for Development Applications

Applications for development approval within the Character Area are to communicate the development proposition in its context, and be accompanied by:

- an Urban Design Study for any development within the public domain view; and
- elevations showing the proposed development and all existing development on each lot immediately adjoining the land subject to the application.

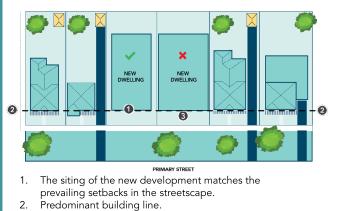
An application for development approval within the public domain view may be referred to the City's Design Review Panel for advice regarding the proposal. The City may also elect to obtain independent advice to assist in the development application process.



Volume 1, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.Volume 1, the following provisions replace the Deemed t Comply requirements of the Residential Design Codes as specified.1. Building HeightAugments Clause 3.2 P3.2.1 and P3.3.3Replaces Clause 3.2.1	Local Housing Objectives	Deemed to Comply
Design Principles of the Residential Design Codes as specified. Comply requirements of the Residential Design Codes as specified. 1. Building Height Image: Augments Clause 3.2 P3.2.1 and P3.3.3 Replaces Clause 3.2.1 O1.1 The wall height of new dwellings, particularly the portions in view from the street, should approximate the streets typical wall height to avoid an under scaled squat appearance. C1.1 Development is not to exceed two storeys in height. The streets cape and maintain a single storey appearance to the streetscape. O1.2 Above ground developments do not visually dominate the streets cape. C1.2 Loft additions to be contained wholly within the roof sp Ote: Clause 1 Building Height represents a Council adopted policy position. However this is subject to the Western Australian Planning Commission (WAPC) approval in accordance with Clause 3.2.3(b) of the R Codes. Unless the WAPC grants approval, the		Pursuant to Clause 73.2.3(a) of the Residential Design Codes
1. Building Height specified. 1. Building Height Augments Clause 3.2 P3.2.1 and P3.3.3 Replaces Clause 3.2.1 O1.1 The wall height of new dwellings, particularly the portions in view from the street, should approximate the streets typical wall height to avoid an under scaled squat appearance. C1.1 Development is not to exceed two storeys in height. The excludes roof terraces. O1.2 Above ground developments do not visually dominate the streetscape and maintain a single storey appearance to the streetscape. C1.2 Loft additions to be contained wholly within the roof spectrum of the streetscape. Note: Clause 1 Building Height represents a Council adopted policy position. However this is subject to the Western Australian Planning Commission (WAPC) approval in accordance with Clause 3.2.3(b) of the R Codes. Unless the WAPC grants approval, the		
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 D1.2 Above ground developments do not visually dominate the streetscape and maintain a single storey appearance to the streetscape. Note: Clause 1 Building Height represents a Council adopted policy position. However this is subject to the Western Australian Planning Commission (WAPC) approval in accordance with Clause 3.2.3(b) of the R Codes. Unless the WAPC grants approval, the 	view from the street, should approximate the streets typical	excludes roof terraces.
Planning Commission (WAPC) approval in accordance with Clause 3.2.3(b) of the R Codes. Unless the WAPC grants approval, the	streetscape and maintain a single storey appearance to the	C1.2 Loft additions to be contained wholly within the roof space.
	lanning Commission (WAPC) approval in accordance with Clause 3	3.2.3(b) of the R Codes. Unless the WAPC grants approval, the

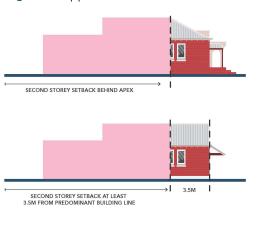
Augments Clause 3.3 P3.3.1 and P3.3.2	Replaces C3.3.1 and C3.3.2	
O2.1 The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties.	C2.1 Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development (refer Figure 2).	
O2.2 Walls above the ground floor are to be adequately setback to maintain the predominant single storey appearance of the streetscape.	C2.2 Walls above the ground floor are to be setback at least 3.5m behind the ground floor predominant building line or behind the apex of the roof (whichever is greater). This excludes any balcony contained within the roof form, which can be located within the setback area (refer Figure 3).	

Figure 2: Ground floor street setbacks

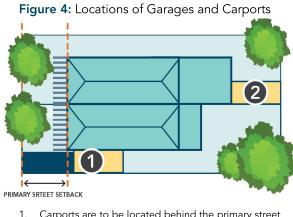


^{3.} New development does not intrude into the front setback area. This excludes verandahs, porches and the like.

Figure 3: Upper floor street setbacks



Augments Clause 3.3 P3.3.1-3.3.3	Replaces C3.3.4 and C3.3.6	
O3.1 Garages and carports located to maintain the absence of car parking facilities within the streetscape.	C3.1 Garages to be located at the rear of the lot (refer Figure 4).	
O3.2 Car parking facilities located to ensure the predominant character elements of the original dwelling are visible and	C3.2 Carports are to be located behind the primary street setback.	
retained.	C3.3 Carports must provide an unobstructed view to major openings of the dwelling from the street. Gates or doors to carports are required to be visually permeable.	

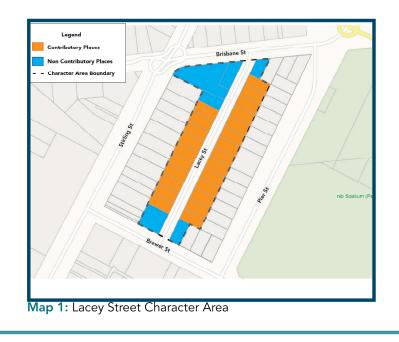


- 1. Carports are to be located behind the primary street setback
- 2. Garages are to be located at the rear of the lot

Augments Clause 3.3 P3.3.1 and P3.3.2	Augments Clause 3.6 by adding the following
 O4.1 New development responds to the context and character of the existing dwellings within the streetscape. O4.2 New development shall ensure that unsympathetic contrasts in scale and mass are avoided. O4.3 Alterations and additions visible from the street shall consider the existing dwelling and the predominant character of the existing streetscape. O4.4 New development shall consider existing character features and valued streetscape elements, including chimneys and verandahs. 	 C3.1 New dwellings are to incorporate a verandah, porch or the like that is: setback an average of the two directly adjoining verandahs or porches on either side of the proposed development; accessible from the front door of the dwelling; and covers the majority of the front façade of the dwelling with a minimum depth of 2m (refer Figure 5).
Figure 5: Verandah and Pore	 Verandah, Porch and the like is to cover the majority of the dwelling's facade with a minimum depth of 2m.

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, the growing demand for unfettered land creates a growing pressure on properties in this street for redevelop.

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, with a two room presentation to the street featuring 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.





APPENDIX 10: Lacey Street Character Area Guidelines 1

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 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 are 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 these guidelines are to conserve and enhance the significant and distinctive qualities and characteristics of Lacey Street Character Area. This guidelines identify 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 these guidelines are as follows:

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



SCOPE AND CONTRIBUTION OF INDIVIDUAL PLACES

These guidelines apply to all the properties identified in Map 1. The properties that contribute to the streetscape are also depicted.

Level of Significance	Description	Desired Outcome
Contributes	Contributes to the significance of the Character Area.	Conservation of the place is desirable. Any external alterations or extensions should reinforce the significance of the area, in accordance with the guidelines.
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 significance of the area, in accordance with the guidelines.

Additional Requirements for Development Applications

Applications for development approval within the Character Area are to communicate the development proposition in its context, and be accompanied by the following documentation:

- An Urban Design Study for any development within the public domain view;
- Elevations showing the proposed development and all existing development on each lot immediately adjoining the land subject to the application; and
- Detailed schedule of all finishes, including materials and colours of the proposed development and how these related to the adjoining developments.

An application for development approval which is within the public domain view may be referred to the City's Design Review Panel for advice regarding the proposal. The City may also elect to obtain independent advice to assist in the development application process.

1. DEMOLITION

Intent: The loss of a contributory place negatively impacts on the cultural significance and character of the area. Demolition of a contributory place 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.

Local Housing Objectives	Deemed to Comply
O1.1 There is a presumption against demolition of a Contributory Place. In circumstances where demolition approval is sought the onus rests with the applicant to provide a compelling justification for it.	Front two rooms of a Contributory Place are to be retained.

Note: Schedule 2, Part 7, Clause 61(1)(e) in the Planning and Development (Local Planning Schemes) Regulations 2015 does not require a development application for the demolition of a single house or grouped dwelling where the structure is not affected by heritage legislation. Clause 1 has been included as to encourage the retention of the character homes on Lacey Street.



2. CONSERVATION

Intent: Conservation works are essential for ensuring long-term survival and contribution of a property to the significance of the Character 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

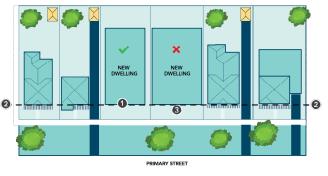
O2.1 Contributory Places retain their original or most significant stage of appearance and any restoration work to match that appearance is based on photographic, archival and physical evidence.



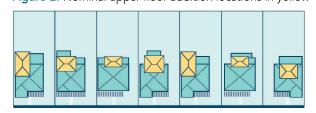
Intent: Most existing buildings can accept some level of alteration or new and character of Lacey Street. New development should not visually intru and complement the character of the area in which they are located taking the strength of the strengt of the strength of the strength of	
3.1 Setbacks	
Local Housing Objectives Pursuant to Clause 3.2.3(c) of the Residential Design Codes Volume 1, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.	Deemed to Comply Pursuant to Clause 3.2.3(a) of the Residential Design Codes Volume 1, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.
Augments Clause 3.3 P3.3.1 and P3.3.2	C3.1.1 - C3.1.3 replaces Clause 3.3.1, C3.1.4 augments C3.3.4 & C3.3.5
O3.1.1 Alterations and additions to existing buildings do not detract from the physical integrity of the streetscape.	C3.1.1 The front setback is no less or more than the average setback of the adjoining two dwellings on both sides (Figure 1).
O3.1.2 Development maintains the rhythm of dwelling spacing; the consistency of building front setbacks; and an open streetscape.	C3.1.2 Above ground level extensions to contributory places should be setback behind the apex of the roof of the retained dwelling, with complimentary roof forms and building massing (see Figures 2
O3.1.3 Those frontages to Lacey Street of non contributory sites shall mass an upper storey as so that it is visually recessive from the	and 3).
sightline of the Lacey Street streetscape.	C3.1.4 Garages and carports are located behind the existing setback (Figure 4).
O3.1.4 Those frontages to Lacey Street of non contributory 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.	C3.1.5 Buildings, including outbuildings, garages and carports are setback from at least one side boundary.

Augments P3.2.1 - P3.2.2	C3.2.1 and C3.2.2 replaces C3.2.1 for lots identified as a contributory place.
O3.2.1 New development does not visually dominate the streetscape and maintains the single storey streetscape.	C3.2.1 Development is not to exceed two storeys in height on lots identified as a contributory place.
O3.2.2 New development reflects the dominant building forms in the street, including roof forms and building proportions, in the new building design.	C3.2.2 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.
O3.2.3 Replacement buildings on the gateway sites are sympathetic to the built form and character of Lacey Street.	
Note: Clause 1 Building Height represents a Council adopted policy posi Commission (WAPC) approval in accordance with Clause 3.2.3(b) of the R comply provisions of the R Codes apply.	
Figure 1: New development ground floor street setbacks	Figure 2: Nominal upper floor addition locations in

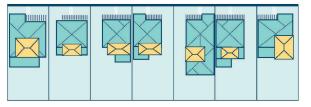
Figure1: New development ground floor street setbacks



- 1. The siting of new development matches the prevailing setbacks in the streetscape. This includes street setbacks and lot boundary setbacks.
- Predominant building line. 2.
- New development does not 3. intrude into the front setback area. This excludes verandahs, porches and the like.



LACEY STREET



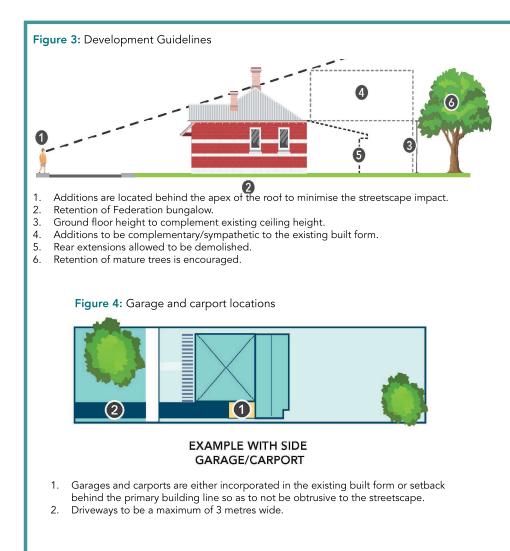


Figure 5: Potential development locations (not to scale)

PRIMARY STREET

- 1. Retain the front two room of the contributory place.
- 2. Additions to extend behind the primary built form.
- 3. Facades are in line with the contributory place's envelope.
- 4. Retention of any mature vegetation.
- 5. Large expanses of walls visible from neighbouring properties broken up to reduce scale and bulk impact.

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 Character Area and as such is discouraged.

Local Housing Objectives

O4.1 Subdivision and Amalgamation is to maintain the consistency and regularity of lot sizes on the street and should affect the setting and visual prominence of contributory places in the area.

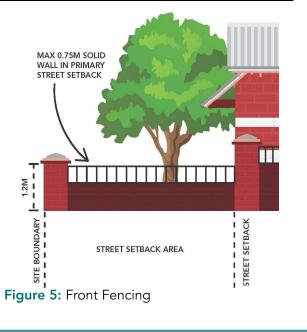
O4.2 Original lot sizes remain apparent in the Character Area.

O4.3 Subdivision or amalgamation of lots shall not increase the number of crossovers for the original lot.

5. FENCING

Intent: The treatment of fences within the front setback area has a significant impact on the streetscape. Retaining uniformity in scale and proportions of front fences, gates and walls will allow visual transparency between the homes and the streetscape which is critical to maintain the character of Lacey Street.

Augments Clause 3.6 P3.6.1 - 3.6.5	Replaces C3.6.7
O5.1 Fences maintain and enhance the openness of the streetscape.	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



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

Augments Clause 1.2 P1.2.1 and P1.2.2	Augments Clause 1.2
O6.1 Residential amenity is maintained by strengthening the visual connection to front gardens.	C6.1 Driveways are no more than 3 metres wide.
O6.2 Paved areas in front of dwellings are minimised.	
O6.3 Significant landscaping is retained, and new trees are planted wherever possible.	

7. MATERIALS AND COLOURS

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

Local Housing Objective

C7.1 Materials and colours for new additions should be selected with reference to the prevailing contributory character of the Lacey Street Character Area.

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.

SPP7.3 VOLUME 1 DESIGN ELEMENT	R-CODE DEEMED-TO-COMPLY REQUIREMENT	LCA EQUIVALENT 3.0 Setbacks C3.1.1-C3.1.3 3.2 Form and Scale C3.2.1 & C3.2.2	
3.3 Street Setbacks	C3.3.1 Table 3.3a Primary street setback: 2m Secondary street setback: 1m		
3.2 Building Height	C3.2.1: In accordance with Table 3.2a Top of external wall (roof above): 10m Top of external wall (concealed roof): 11m Top of pitched roof: 13m		
3.3 Setback of Garages and Carports	3.1 Setbacks 3.1.4 Garages and carports are located behind the existing setback.		
3.6 Street Walls And Fences	C3.6.7 50% visually-permeable above 1.2m height with pillars maximum height C3.3.8 Pillars to a height of 1.8m with maximum horizontal dimensions 400mm x 400mm	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	
5.4.3 Outbuildings	C2.6.1(v) Is set back or built up to lot boundaries in accordance with C3.4.1, C3.4.4 or C3.4.5;	3.1 Setbacks C3.1.1-3.1.5	

The Florence Character Street has been recognised by the community and the Council as making a positive contribution towards built character of the City. To help identify and celebrate this unique part of the City, this guideline has been put in place to guide and assist future development.

These guidelines are to be applied to development where the dwelling is fronting the primary street and/or is within an area that is visible from the primary street, within the following area: Nos. 4 - 53 Florence Street (excluding No. 42)

The general objectives of development the subject of these guidelines are:

- Retention and conservation of original dwellings;
- Protection and enhancement of existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development;
- New development that responds appropriately and complements the surrounding streetscape through:
- Consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns; and
- Built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original character dwellings.
- Maintain the absence of and promote the removal of visually intrusive car parking structures and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.



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CITY OF VINCENT CHARACTER STREET GUIDELINES - FLORENCE STREET, WEST PERTH

Statement of Character

The Florence Character Street is generally mixed in terms of built form, with excellent examples of character dwellings dating back from the turn of the century as well as some more recent additions to the streetscape which have included designs typical of that time.

With strong ties to the earliest European settlement within the Perth Metropolitan Region, development within this street should enhance the historic dwellings within the street and embrace dwelling designs which support the historic character of the precinct. While the character of the streetscape is somewhat damaged by inconsistent building typologies within the street, the area to the south of Florence street maintains strong built historic character.

Redevelopment should respect and complement the predominant character of the street. Additions and alterations that are visible from the street should respond to the key architectural features of the dwelling on the lot and adjoining character dwellings.

	Local Housing Objectives		Deemed to Comply	
	ursuant to Clause 7.3.1(b) of the Residential Design Codes, the		Pursuant to Clause 7.3.1(a) of the Residential Design Codes, the	
following Local Housing Objectives augment the Design Principles		fol	following provisions replace the Deemed to Comply requirements	
	of the Residential Design Codes as specified.		of the Residential Design Codes as specified.	
1. Stre	eet setbacks			
Augm	nents Clause 5.1.2 P2.1 and P2.2	Repla	nces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3	
01.1	The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties.	C1.1	Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development.	
01.2	First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.	C1.2	Walls on upper floors setback a minimum of 4 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.	

Augments Clause 5.1.6 P6		Augments Clause 5.1.6 by adding the following	
03.2	The wall height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall height to avoid an under scaled squat appearance.	C3.2	Loft additions must be contained wholly within the roof space and shall not result in a visible change to the dwelling's appearance from the street.
	backs of Garages and Carports nents Clause 5.2.1 P1	Repla	ces Clause 5.2.1 C1.1, C1.2
	Carports and garages should be located so as to maintain the absence of car parking facilities within the streetscape. Car parking facilities located within front setback areas	C4.3	Carports may be considered in front setback areas but only where no alternative location exists and a minimum setback of 1.5m from the primary street is maintained. Such carports shall not be fitted with any style of roller or tilt up panel door.
	should ensure that the predominant character elements of the dwelling are visible and unobstructed.		
04.3	Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.		

		C4.4	Where carports are considered appropriate in front setback areas, carports shall be open in style and allow an unobstructed view of the dwelling from the street.
		C4.5	Garages and carports must match the existing dwellings' predominant colour, scale and materials and must be complementary and subservient to the dwelling.
		C4.6	Carports and garages forward of the dwelling or within the front setback area shall have a maximum wall height of 2.7 metres.
		C4.7	Carports and garages located within front setback areas shall have a maximum width of 5.5 metres (internal) or one- third the frontage of the lot, whichever is the lesser.
5. Street	surveillance		
Augmen	nts Clause 5.2.3 P3		
ac po	uildings to be designed to encourage active use and ctual surveillance of the front yard by including verandahs, orches or outdoor living areas and by including habitable poms at the front of the dwelling.		
ro di su	abitable Room includes a bedroom, living room, lounge oom, music room, sitting room, television room, kitchen, ining room, sewing room, study, playroom, family room, unroom, gymnasium, fully enclosed swimming pool or atio.		

Augments Clause 5.2.4 P4		Repla	Replaces Clause 5.2.4 C4.1, C4.2	
06.1	being designed in the predominant style of the street.	C6.5	The maximum height of new street walls, street fences and gates facing the street is to be 1.8 metres above the adjacent footpath level.	
06.2	Front fences that are low and visually permeable in order to retain views to dwellings and front gardens.	C6.6	The maximum height of any solid portion of a new street wall, street fence and gate is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable.	
		C6.7	The maximum height of fence piers with decorative capping is to be 2 metres above the adjacent footpath level.	
		C6.8	The maximum width of piers is to be 470mm.	
		C6.9	The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area: i. Timber pickets; or ii. Brick; or iii. Rendered masonry.	

New Local Housing Objectives as per Clause 7.3.1(b) of the Residential Design Codes		Criteria deemed to satisfy Local Housing Objectives 07.1-07.5				
O7.1	New development is sympathetic to and complements the character of the existing dwellings within the streetscape.	C7.1	The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape.			
07.2	New development shall ensure that unsympathetic contrasts in scale, mass and	C7.2	The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape.			
	materials are avoided.	C7.3	Additions to an existing dwelling when viewed from the street shall complement the architectural style, form, colour and materials of the			
07.3	Additions visible from the street shall be compatible with and respectful of the existing dwelling and the predominant character of the existing streetscape.		existing dwelling. In the case that the existing dwelling is not an original dwelling, additions shall complement the architectural style, form, colour and materials of the prevailing streetscape.			
07.4	The roof of new dwellings is to be consistent with the predominant roof form in the existing	C7.4	The floor levels of new dwellings shall match or mediate between the floor levels of dwellings on either side of the proposed dwelling.			
	streetscape in terms of scale and pitch.	C7.5	The roof pitch of new dwellings or upper storey additions is to be between 30 degrees and 40 degrees.			
07.5	Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	C7.6	Street facing windows include inner sections with a height of at least 1.6 times their width.			
	-	C7.7	Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwellings' windows when viewed from the primary street.			

CITY OF VINCENT CHARACTER STREET GUIDELINES - PROSPECT PLACE, WEST PERTH

The Prospect Character Street has been recognised by the community and the Council as making a positive contribution towards built character of the City. To help identify and celebrate this unique part of the City, this guideline has been put in place to guide and assist future development.

These guidelines are to be applied to development where the dwelling is fronting the primary street and/or is within an area that is visible from the primary street, within the following area: Nos. 2 - 22 Prospect Place (Inclusive)

The general objectives of development the subject of these guidelines are:

- Retention and conservation of original dwellings;
- · Protection and enhancement of existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development;
- New development that responds appropriately and complements the surrounding streetscape through:
- Consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns; and
- Built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original character dwellings.
- Maintain the absence of and promote the removal of visually intrusive car parking structures and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.



Statement of Character

The Prospect Character Street is generally mixed in terms of built form, containing both original (pre 1950s) and more contemporary dwellings. While only four original dwellings ar present within the street, they are good examples of mid century development and dwellings which include many character elements which are important to the cultural history of the area.

With strong ties to the earliest European settlement within the Perth Metropolitan Region, development within this street should enhance the historic dwellings within the street and embrace dwelling designs which support the historic character of the precinct as a whole.

Redevelopment should respect and complement the predominant character of the street. Additions and alterations that are visible from the street should respond to the key architectural features of the dwelling on the lot and adjoining character dwellings.

<u>Local Housing Objectives</u> Pursuant to Clause 7.3.1(b) of the Residential Design Codes, the following Local Housing Objectives augment the Design Principles		Deemed to Comply		
		P	Pursuant to Clause 7.3.1(a) of the Residential Design Codes, the following provisions replace the Deemed to Comply requirements	
		fol		
	of the Residential Design Codes as specified.		of the Residential Design Codes as specified.	
1. Stre	eet setbacks			
Augments Clause 5.1.2 P2.1 and P2.2		Repla	Replaces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3	
01.1	The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties.	C1.1	Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development.	
01.2	First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.	C1.2	Walls on upper floors setback a minimum of 4 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.	

Augments Clause 5.1.6 P6		Augments Clause 5.1.6 by adding the following		
03.2	The wall height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall height to avoid an under scaled squat appearance.	C3.2	Loft additions must be contained wholly within the roof space and shall not result in a visible change to the dwelling's appearance from the street.	
4. Set	backs of Garages and Carports			
Augn	nents Clause 5.2.1 P1	Repla	ces Clause 5.2.1 C1.1, C1.2	
04.1	Carports and garages should be located so as to maintain the absence of car parking facilities within the streetscape.	C4.3	Where carports are considered appropriate in front setback areas, carports shall be open in style and allow an unobstructed view of the dwelling from the street.	
04.2	Car parking facilities located within front setback areas should ensure that the predominant character elements of the dwelling are visible and unobstructed.	C4.4	Garages and carports must match the existing dwellings' predominant colour, scale and materials and must be complementary and subservient to the dwelling.	
04.3	Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.	C4.5	Carports and garages forward of the dwelling or within the front setback area shall have a maximum wall height of 2.7 metres.	
		C4.6	Carports and garages located within front setback areas shall have a maximum width of 5.5 metres (internal) or one-third the frontage of the lot, whichever is the lesser.	

Augn	nents Clause 5.2.3 P3	
 D5.1	Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or outdoor living areas and by including habitable rooms at the front of the dwelling. Habitable Room includes a bedroom, living room, lounge room, music room, sitting room, television room, kitchen,	
	dining room, sewing room, study, playroom, family room, sunroom, gymnasium, fully enclosed swimming pool or patio.	

Augments Clause 5.2.4 P4		Repla	Replaces Clause 5.2.4 C4.1, C4.2	
06.1	New fences within the front setback area shall enhance the streetscape by being consistent in materials, style and colour of the original fences within the street.	C6.5	The maximum height of new street walls, street fences and gates facing the street is to be 1.8 metres above the adjacent footpath level.	
O6.2	Front fences that are low and visually permeable in order to retain views to dwellings and front gardens.	C6.6	The maximum height of any solid portion of a new street wall, street fence and gate is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable.	
		C6.7	The maximum height of fence piers with decorative capping is to be 2 metres above the adjacent footpath level.	
		C6.8	The maximum width of piers is to be 470mm.	
		C6.9	The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area: i. Timber pickets; or	
			ii. Brick; or iii. Rendered masonry.	

<i>New Local Housing Objectives as per Clause 7.3.1(b) of the Residential Design Codes</i>		Criter	Criteria deemed to satisfy Local Housing Objectives 07.1-07.5		
D7.1	New development is sympathetic to and complements the character of the existing dwellings within the streetscape.	C7.1	The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape.		
07.2	·	C7.2	The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape.		
07.3	Additions visible from the street shall be compatible with and respectful of the existing dwelling and the predominant character of the existing streetscape.	C7.3	Additions to an existing dwelling when viewed from the street shall complement the architectural style, form, colour and materials of the existing dwelling. In the case that the existing dwelling is not an original dwelling, additions shall complement the architectural style, form, colour and materials of the prevailing streetscape.		
07.4	The roof of new dwellings is to be consistent with the predominant roof form in the existing streetscape in terms of scale and pitch.	C7.4	The floor levels of new dwellings shall match or mediate between the floor levels of dwellings on either side of the proposed dwelling.		
07.5	Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	C7.5	The roof pitch of new dwellings or upper storey additions is to be between 30 degrees and 40 degrees.		
	are proposed attening.	C7.6	Street facing windows include inner sections with a height of at least 1.6 times their width.		
		C7.7	Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwellings' windows when viewed from the primary street.		

The Hammond Character Street has been recognised by the community and the Council as making a positive contribution towards built character of the City. To help identify and celebrate this unique part of the City, this guideline has been put in place to guide and assist future development.

These guidelines are to be applied to development where the dwelling is fronting the primary street and/or is within an area that is visible from the primary street, within the following area: Nos. 3- 24 Hammond Street (Inclusive)

The general objectives of development the subject of these guidelines are:

- Retention and conservation of original dwellings;
- Protection and enhancement of existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development;
- New development that responds appropriately and complements the surrounding streetscape through:
- Consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns; and
- Built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original character dwellings.
- Maintain the absence of and promote the removal of visually intrusive car parking structures and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.



Statement of Character

The Hammond Character Street, while generally mixed in terms of built form, contains some good examples of character dwellings dating back from the turn of the century as well as some more recent additions to the streetscape which have included designs typical of that time.

With strong ties to the earliest European settlement within the Perth Metropolitan Region, development within this street should enhance the historic dwellings within the street and embrace dwelling designs which support the historic character of the precinct. While the character of the streetscape is somewhat impacted by inconsistent building typologies within the street, original dwellings such as those at 17 and 4 Hammond Street are key to reflecting the historic character of the area.

Redevelopment should respect and complement the predominant character of the street. Additions and alterations that are visible from the street should respond to the key architectural features of the dwelling on the lot and adjoining character dwellings.



Local Housing Objectives	Deemed to Comply Pursuant to Clause 7.3.1(a) of the Residential Design Codes, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.		
Pursuant to Clause 7.3.1(b) of the Residential Design Codes, the			
following Local Housing Objectives augment the Design Principles			
of the Residential Design Codes as specified.			
I. Street setbacks			
Augments Clause 5.1.2 P2.1 and P2.2	Replaces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3		
D1.1 The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties.	C1.1 Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development.		
D1.2 First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.	C1.2 Walls on upper floors setback a minimum of 4 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.		

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		C4.4	Where carports are considered appropriate in front setback areas, carports shall be open in style and allow an unobstructed view of the dwelling from the street.
		C4.5	Garages and carports must match the existing dwellings' predominant colour, scale and materials and must be complementary and subservient to the dwelling.
		C4.6	Carports and garages forward of the dwelling or within the front setback area shall have a maximum wall height of 2.7 metres.
		C4.7	Carports and garages located within front setback areas shall have a maximum width of 5.5 metres (internal) or one- third the frontage of the lot, whichever is the lesser.
5. Stre	eet surveillance		
Augn	nents Clause 5.2.3 P3		
O5.1	Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or outdoor living areas and by including habitable rooms at the front of the dwelling.		
	Habitable Room includes a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, dining room, sewing room, study, playroom, family room, sunroom, gymnasium, fully enclosed swimming pool or patio.		

Augments Clause 5.2.4 P4		Replaces Clause 5.2.4 C4.1, C4.2	
06.1	Ensure front boundary fences enhance the streetscape by being designed in the predominant style of the street.	C6.5	The maximum height of new street walls, street fences and gates facing the street is to be 1.8 metres above the adjacent footpath level.
06.2	Front fences that are low and visually permeable in order to		
	retain views to dwellings and front gardens.	C6.6	The maximum height of any solid portion of a new street wall, street fence and gate is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable.
		C6.7	The maximum height of fence piers with decorative capping is to be 2 metres above the adjacent footpath level.
		C6.8	The maximum width of piers is to be 470mm.
		C6.9	The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area: i. Timber pickets; or
			i. Brick; or
			ii. Rendered masonry.

New Local Housing Objectives as per Clause 7.3.1(b) of the Residential Design Codes			Criteria deemed to satisfy Local Housing Objectives 07.1-07.5			
07.1	New development is sympathetic to and complements the character of the existing dwellings within the streetscape.	C7.1	The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape.			
)7.2		C7.2	The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape.			
07.3		C7.3	Additions to an existing dwelling when viewed from the street shall complement the architectural style, form, colour and materials of the existing dwelling. In the case that the existing dwelling is not an original dwelling, additions shall complement the architectural style, form, colour and materials of the prevailing streetscape.			
07.4	The roof of new dwellings is to be consistent with the predominant roof form in the existing streetscape in terms of scale and pitch.	C7.4	The floor levels of new dwellings shall match or mediate between the floor levels of dwellings on either side of the proposed dwelling.			
)7.5	Each street facing window should have a style that suits the predominant character of the street and	C7.5	The roof pitch of new dwellings or upper storey additions is to be between 30 degrees and 40 degrees.			
	the architectural style of the proposed dwelling.	C7.6	Street facing windows include inner sections with a height of at least 1.6 times their width.			
		C7.7	Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwellings' windows when viewed from the primary street.			

The Strathcona Character Street has been recognised by the community and the Council as making a positive contribution towards built character of the City. To help identify and celebrate this unique part of the City, this guideline has been put in place to guide and assist future development.

These guidelines are to be applied to development where the dwelling is fronting the primary street and/or is within an area that is visible from the primary street, within the following area: Nos. 1 - 15 Strathcona Street (Inclusive)

The general objectives of development the subject of these guidelines are:

- Retention and conservation of original dwellings;
- Protection and enhancement of existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development;
- New development that responds appropriately and complements the surrounding streetscape through:
- Consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns; and
- Built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original character dwellings.
- Maintain the absence of and promote the removal of visually intrusive car parking structures and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.



Statement of Character

The Strathcona Character Street is generally consistent in terms of built form, with the majority of the dwellings being original to the street. This includes excellent examples of character dwellings dating back from the turn of the century and are predominately in excellent condition.

With strong ties to the earliest European settlement within the Perth Metropolitan Region, development within this street should enhance the historic dwellings within the street and embrace dwelling designs which support the historic character of the precinct. While the character of the street is impacted by more contemporary designed buildings, the presence of minimal carparking structures within the street setback area and consistent street setbacks enhances the overall built quality to the street.

Redevelopment should respect and complement the predominant character of the street. Additions and alterations that are visible from the street should respond to the key architectural features of the dwelling on the lot and adjoining character dwellings.

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	Local Housing Objectives	Deemed to Comply	
Pursuant to Clause 7.3.1(b) of the Residential Design Codes, the		Pursuant to Clause 7.3.1(a) of the Residential Design Codes, the	
foll	lowing Local Housing Objectives augment the Design Principles	following provisions replace the Deemed to Comply requirements	
	of the Residential Design Codes as specified.	of the Residential Design Codes as specified.	
1. Stre	eet setbacks		
Augn	nents Clause 5.1.2 P2.1 and P2.2	Replaces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3	
01.1	The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties.	C1.1 Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development.	
01.2	First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.		

Augments Clause 5.1.6 P6		Augn	Augments Clause 5.1.6 by adding the following	
03.2	The wall height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall height to avoid an under scaled squat appearance.	C3.2	Loft additions must be contained wholly within the roof space and shall not result in a visible change to the dwelling's appearance from the street.	
	backs of Garages and Carports nents Clause 5.2.1 P1	Popla	aces Clause 5.2.1 C1.1, C1.2	
		· ·		
04.1 04.2	the absence of car parking facilities within the streetscape.	C4.3	Carports may be considered in front setback areas but only where no alternative location exists and a minimum setback of 1.5m from the primary street is maintained. Such carports shall not be fitted with any style of roller or tilt up panel door.	
	the dwelling are visible and unobstructed.	C4.4	Where carports are considered appropriate in front setback areas, carports shall be open in style and allow an unobstructed	
04.3	Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.		view of the dwelling from the street.	
		C4.5	Garages and carports must match the existing dwellings' predominant colour, scale and materials and must be complementary and subservient to the dwelling.	

		C4.6	Carports and garages forward of the dwelling or within the front setback area shall have a maximum wall height of 2.7 metres.
		C4.7	Carports and garages located within front setback areas shall have a maximum width of 5.5 metres (internal) or one- third the frontage of the lot, whichever is the lesser.
5. Stre	eet surveillance		
Augn	nents Clause 5.2.3 P3		
O5.1	Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or outdoor living areas and by including habitable rooms at the front of the dwelling.		
	Habitable Room includes a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, dining room, sewing room, study, playroom, family room, sunroom, gymnasium, fully enclosed swimming pool or patio.		

Augments Clause 5.2.4 P4		Repla	Replaces Clause 5.2.4 C4.1, C4.2	
06.1	being designed in the predominant style of the street.	C6.1	The maximum height of new street walls, street fences and gates facing the street is to be 1.2 metres above the adjacent footpath level.	
06.2	7 1			
	retain views to dwellings and front gardens.	C6.2	The maximum height of any solid portion of a new street wall, street fence and gate is to be 500mm above the adjacent footpath level. The remaining portion is to be a minimum of 40% visually permeable.	
		C6.3	The maximum height of fence piers with decorative capping is to be 1.8 metres above the adjacent footpath level.	
		C6.4	The maximum width of piers is to be 470mm.	
		C6.5	The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area: i. Timber pickets; or ii. Brick; or iii. Rendered masonry.	

<i>New Local Housing Objectives as per Clause 7.3.1(b) of the Residential Design Codes</i>		Criteria deemed to satisfy Local Housing Objectives 07.1-07.5		
D7.1	New development is sympathetic to and complements the character of the existing dwellings within the streetscape.	C7.1	The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape.	
07.2	·	C7.2	The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape.	
07.3	Additions visible from the street shall be compatible with and respectful of the existing dwelling and the predominant character of the existing streetscape.	C7.3	Additions to an existing dwelling when viewed from the street shall complement the architectural style, form, colour and materials of the existing dwelling. In the case that the existing dwelling is not an original dwelling, additions shall complement the architectural style, form, colour and materials of the prevailing streetscape.	
07.4	The roof of new dwellings is to be consistent with the predominant roof form in the existing streetscape in terms of scale and pitch.	C7.4	The floor levels of new dwellings shall match or mediate between the floor levels of dwellings on either side of the proposed dwelling.	
07.5	Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	C7.5	The roof pitch of new dwellings or upper storey additions is to be between 30 degrees and 40 degrees.	
		C7.6	Street facing windows include inner sections with-a height of at least 1.6 times their width.	
		C7.7	Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwellings' windows when viewed from the primary street.	

The Wilberforce Character Street has been recognised by the community and the Council as making a positive contribution towards built character of the City. To help identify and celebrate this unique part of the City, this guideline has been put in place to guide and assist future development.

These guidelines are to be applied to development where the dwelling is fronting the primary street and/or is within an area that is visible from the primary street, within the following area: Nos. 1 - 25 Wilberforce Street (Inclusive)

The general objectives of development the subject of these guidelines are:

- Retention and conservation of original dwellings;
- Protection and enhancement of existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development;
- New development that responds appropriately and complements the surrounding streetscape through:
 - Consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns; and
 - Built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original character dwellings.
- Maintain the absence of and promote the removal of visually intrusive car parking structures and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.



Statement of Character

The Wilberforce Character Street is generally consistent in terms of built form, with the majority of the dwellings being original to the street. This includes excellent examples of character dwellings dating back from the turn of the century and are predominately in excellent condition.

With strong ties to the earliest European settlement within the Perth Metropolitan Region, development within this street should enhance the historic dwellings within the street and embrace dwelling designs which support the historic character of the precinct. While the character of the street is impacted by more contemporary designed buildings, the presence of minimal carparking structures within the street setback area and consistent street setbacks enhances the overall built quality to the street.

Redevelopment should respect and complement the predominant character of the street. Additions and alterations that are visible from the street should respond to the key architectural features of the dwelling on the lot and adjoining character dwellings.



	Local Housing Objectives Pursuant to Clause 7.3.1(b) of the Residential Design Codes, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.	Deemed to Comply Pursuant to Clause 7.3.1(a) of the Residential Design Codes, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.		
1. Street setbacks		•		
Augments Clause 5.1.2 P2.1 and P2.2		Replaces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3		
01.1	The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties.	C1.1 Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development.		
2. Set	backs of Garages and Carports	•		
Augm	ents Clause 5.2.1 P1	Replaces Clause 5.2.1 C1.1, C1.2		
	Carports and garages should be located so as to maintain the absence of car parking facilities within the streetscape.	C2.1 Carports may be considered in front setback areas but only where no alternative location exists and a minimum setback of 1.5m from the primary street is maintained. Such carports shall not be fitted with any style of roller or tilt up panel door.		
	Car parking facilities located within front setback areas should ensure that the predominant character elements of the dwelling are visible and unobstructed.	C2.2 Where carports are considered appropriate in front setback areas, carports shall be open in style and allow an unobstructed view of the dwelling from the street.		
02.3	Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.	C2.3 Garages and carports must match the existing dwelling's predominant colour, scale and materials and must be complementary and subservient to the dwelling.		
		C2.4 Carports and garages forward of the dwelling or within the front setback area shall have a maximum wall height of 2.7 metres.		
		C2.5 Carports and garages located within front setback areas shall have a maximum width of 5.5 metres (internal) or one- third the frontage of the lot, whichever is the lesser.		

	Local Housing Objectives ursuant to Clause 7.3.1(b) of the Residential Design Codes, ne following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.	f	Deemed to Comply Pursuant to Clause 7.3.1(a) of the Residential Design Codes, the ollowing provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.		
3. General building design					
New Local Housing Objectives as per Clause 7.3.1(b) of the Residential Design Codes		Criteri	ia deemed to satisfy Local Housing Objectives 07.1-07.5		
03.1	New development is sympathetic to and complements the character of the existing dwellings within the streetscape.	C3.1	The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape.		
03.2	New development shall ensure that unsympathetic contrasts in scale, mass and materials are avoided.	C3.2	The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape.		
03.3	Additions visible from the street shall be compatible with and respectful of the existing dwelling and the predominant character of the existing streetscape.	C3.3	Additions to an existing dwelling when viewed from the street shall complement the architectural style, form, colour and materials of the existing dwelling. In the case that the existing dwelling is not an original dwelling, additions shall complement the architectural style, form, colour and materials of the prevailing streetscape.		
03.4	The roof of new dwellings is to be consistent with the predominant roof form in the existing streetscape in terms of scale and pitch.	C3.4	The floor levels of new dwellings shall match or mediate between the floor levels of dwellings on either side of the proposed dwelling.		
03.5	Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	C3.5	Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwelling's windows when viewed from the primary street.		

The Orange Avenue and Hope Street Character Area (Character Area) is recognised for making a positive contribution towards the built character of the City of Vincent (City).

The Orange Avenue and Hope Street Character Area Guidelines (Guidelines) identify the unique characteristics of the Character Area and provide guidance for future development.

The Guidelines are to be applied to development where the dwelling is fronting the primary street and/ or is within an area that is visible from the primary street, within the following area: Nos. 1 - 23 Orange Avenue (inclusive) and Nos 2 - 16 Hope Street (inclusive), Perth (refer Figure 1).

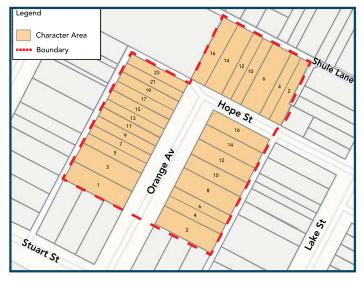


Figure 1: Orange and Hope Street Character Area



Objectives

The objectives of these guidelines are to:

- 1. retain and conserve original dwellings;
- 2. protect and enhance the existing streetscape character;
- 3. encourage passive surveillance and neighbour and community interaction;
- 4. encourage a high standard of architectural and sustainable design approaches for new development;
- 5. encourage a high standard of architectural and sustainable design approaches for alterations and additions to existing development;
- 6. encourage development that acknowledges existing character features and valued streetscape elements;
- 7. ensure development does not visually dominate the streetscape or mimic the style of original dwellings;
- 8. ensure the absence of visually intrusive car parking structures; and
- 9. ensure new development responds appropriately to the rhythm of the streetscape by maintaining:
 - a. front setback patterns; and
 - b. consistent scale and bulk in relation to the original streetscape pattern.



Statement of Character

Orange Avenue and Hope Street is generally consistent in terms of built form, with the majority of the dwellings being original to the street and in good condition. This includes excellent examples of character dwellings, and alterations and additions from different eras, dating back from the turn of the century.

With the build out of residences within the streets occurring from 1906 onwards, the Character Area reflects early European settlement within the Perth Metropolitan Region, as well as Perth's layered cultural history.

Owing to the unique transection of Orange Avenue and Hope Street and more contemporary development which has occurred on this aspect, the character of the area has been impacted both positively and negatively by development occupying this portion of the streetscape. While contextually responsive alterations and additions have strengthened the character of the area, new development that poorly mimics original dwellings has had a negative impact.

The overall quality of the Character Area is enhanced by the:

- consistent street setbacks;
- consistent scale and bulk in relation to the original streetscape pattern;
- character dwellings with verandahs and original chimneys;
- contextually responsive alterations and additions;
- minimal car parking structures; and
- prevalence of front gardens and chinese tallow street trees.

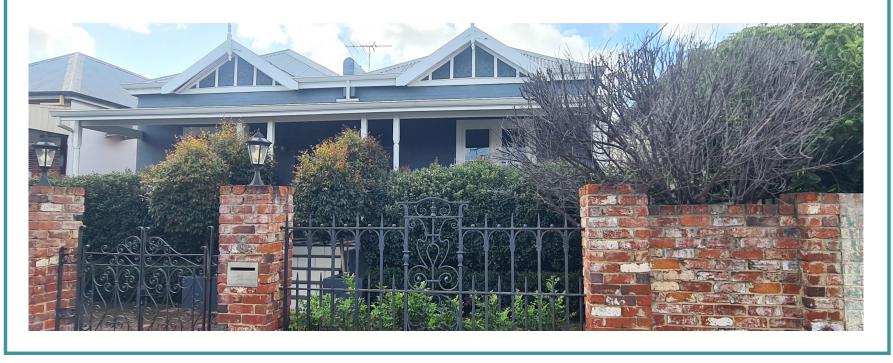


Additional Requirements for Development Applications

Applications for development approval within the Character Area are to communicate the development proposition in its context, and be accompanied by:

- an Urban Design Study for any development within the public domain view; and
- elevations showing the proposed development and all existing development on each lot immediately adjoining the land subject to the application.

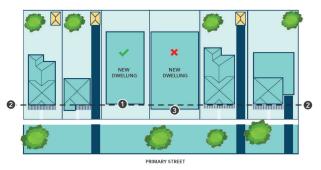
An application for development approval within the public domain view may be referred to the City's Design Review Panel for advice regarding the proposal. The City may also elect to obtain independent advice to assist in the development application process.



Aursuant to Clause 3.2.3(a) of the Residential Design Codes Yolume 1, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified. Acces Clause 3.2.1 Development is not to exceed two storeys in height. This excludes roof terraces. Loft additions to be contained wholly within the roof space.
Comply requirements of the Residential Design Codes as specified. aces Clause 3.2.1 Development is not to exceed two storeys in height. This excludes roof terraces.
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tion. However this is subject to the Western Australian) of the R Codes. Unless the WAPC grants approval, the

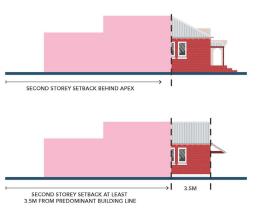
Augments Clause 3.3 P3.3.1 and P3.3.2		Replaces C3.3.1 and C3.3.2	
st	he setbacks of dwellings should reflect the predominant treetscape pattern and be consistent with adjacent properties.	C2.1	Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development (refer Figure 2).
to	Valls above the ground floor are to be adequately setback o maintain the predominant single storey appearance of ne streetscape.	C2.2	Walls above the ground floor are to be setback at least 3.5m behind the ground floor predominant building line or behind the apex of the roof (whichever is greater). This excludes any balcony contained within the roof form, which can be located within the setback area (refer Figure 3).

Figure 2: Ground floor street setbacks

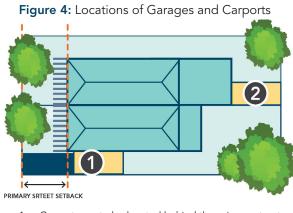


- 1. The siting of the new development matches the prevailing setbacks in the streetscape.
- 2. Predominant building line.
- 3. New development does not intrude into the front setback area. This excludes verandahs, porches and the like.





3. Setback of Garages and Carports	
Augments Clause 3.3 P3.3.1-3.3.3	Replaces C3.3.4 and C3.3.6
O3.1 Garages and carports located to maintain the absence of car parking facilities within the streetscape.	C3.1 Garages to be located at the rear of the lot (refer Figure 4).
O3.2 Car parking facilities located to ensure the predominant character elements of the original dwelling are visible and	C3.2 Carports are to be located behind the primary street setback.
retained.	C3.3 Carports must provide an unobstructed view to major openings of the dwelling from the street. Gates or doors to carports are required to be visually permeable.

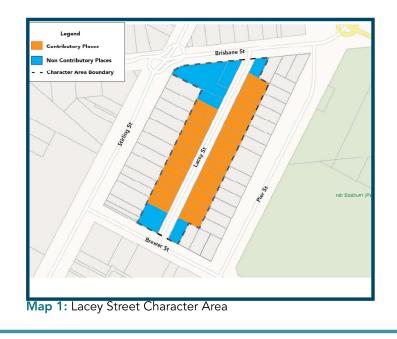


- 1. Carports are to be located behind the primary street setback
- 2. Garages are to be located at the rear of the lot

Augments Clause 3.3 P3.3.1 and P3.3.2	Augments Clause 3.6 by adding the following
 O4.1 New development responds to the context and character of the existing dwellings within the streetscape. O4.2 New development shall ensure that unsympathetic contrasts in scale and mass are avoided. O4.3 Alterations and additions visible from the street shall consider the existing dwelling and the predominant character of the existing streetscape. O4.4 New development shall consider existing character features and valued streetscape elements, including chimneys and verandahs. 	 C4.1 New dwellings are to incorporate a verandah, porch or the like that is: setback an average of the two directly adjoining verandahs or porches on either side of the proposed development; accessible from the front door of the dwelling; and covers the majority of the front façade of the dwelling with a minimum depth of 2m (refer Figure 5).
Figure 5: Verandah and Pore	 Verandah, Porch and the like is to cover the majority of the dwelling's facade with a minimum depth of 2m. ch requirements

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 given its proximity to the central business district. The growing demand for unfettered land creates pressure on properties in this street to redevelop.

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, with a two room presentation to the street featuring 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.





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 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 are 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 these guidelines are to conserve and enhance the significant and distinctive qualities and characteristics of Lacey Street Character Area. This guidelines identify 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 these guidelines are as follows:

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



SCOPE AND CONTRIBUTION OF INDIVIDUAL PLACES

These guidelines apply to all the properties identified in Map 1. The properties that contribute to the streetscape are also depicted.

Level of Significance	Description	Desired Outcome
Contributes	Contributes to the significance of the Character Area.	Conservation of the place is desirable. Any external alterations or extensions should reinforce the significance of the area, in accordance with the guidelines.
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 significance of the area, in accordance with the guidelines.

Additional Requirements for Development Applications

Applications for development approval within the Character Area are to communicate the development proposition in its context, and be accompanied by the following documentation:

- An Urban Design Study for any development within the public domain view;
- Elevations showing the proposed development and all existing development on each lot immediately adjoining the land subject to the application; and
- Detailed schedule of all finishes, including materials and colours of the proposed development and how these related to the adjoining developments.

An application for development approval which is within the public domain view may be referred to the City's Design Review Panel for advice regarding the proposal. The City may also elect to obtain independent advice to assist in the development application process.

1. DEMOLITION

Intent: The loss of a contributory place negatively impacts on the cultural significance and character of the area. Demolition of a contributory place 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.

	Local Housing Objectives	Deemed to Comply
01.	1 There is a presumption against demolition of a Contributory Place. In circumstances where demolition approval is sought the onus rests with the applicant to provide a compelling justification for it.	Front two rooms of a Contributory Place are to be retained.

Note: Schedule 2, Part 7, Clause 61(1)(e) in the Planning and Development (Local Planning Schemes) Regulations 2015 does not require a development application for the demolition of a single house or grouped dwelling where the structure is not affected by heritage legislation. Clause 1 has been included as to encourage the retention of the character homes on Lacey Street.



APPENDIX 10: Lacov Street Character Area Guidelines I

2. CONSERVATION

Intent: Conservation works are essential for ensuring long-term survival and contribution of a property to the significance of the Character 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

O2.1 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.

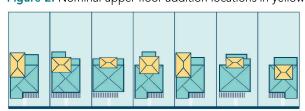


Intent: Most existing buildings can accept some level of alteration or new and character of Lacey Street. New development should not visually intru and complement the character of the area in which they are located takin	de on contributory places or the overall streetscape and are consistent
3.1 Setbacks	
Local Housing Objectives Pursuant to Clause 3.2.3(c) of the Residential Design Codes Volume 1, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.	Deemed to Comply Pursuant to Clause 3.2.3(a) of the Residential Design Codes Volume 1, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.
Augments Clause 3.3 P3.3.1 and P3.3.2	C3.1.1 - C3.1.3 replaces Clause 3.3.1, C3.1.4 augments C3.3.4 & C3.3.5
O3.1.1 Alterations and additions to existing buildings do not detract from the physical integrity of the streetscape.	C3.1.1 The front setback is no less or more than the average setback of the adjoining two dwellings on both sides (Figure 1).
O3.1.2 Development maintains the rhythm of dwelling spacing; the consistency of building front setbacks; and an open streetscape.O3.1.3 Those frontages to Lacey Street of non contributory sites shall many an upper storage as a that it is visually recessive from the	C3.1.2 Above ground level extensions to contributory places should be setback behind the apex of the roof of the retained dwelling, with complimentary roof forms and building massing (see Figures 2 and 3).
mass an upper storey 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 setback (Figure 4).
O3.1.4 Those frontages to Lacey Street of non contributory 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.	C3.1.5 Buildings, including outbuildings, garages and carports are setback from at least one side boundary.

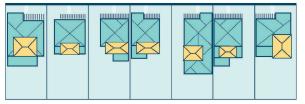
C3.2.1 and C3.2.2 replaces C3.2.1 for lots identified as a contributory place.
C3.2.1 Development is not to exceed two storeys in height on lots identified as a contributory place.
C3.2.2 New development is to respect the dominant single storey building height in the street. The height of the dwelling at the front of the dwelling is to match the street's typical single storey wall height.
ion. However this is subject to the Western Australian Planning Codes. Unless the WAPC grants approval, the relevant deemed-to-
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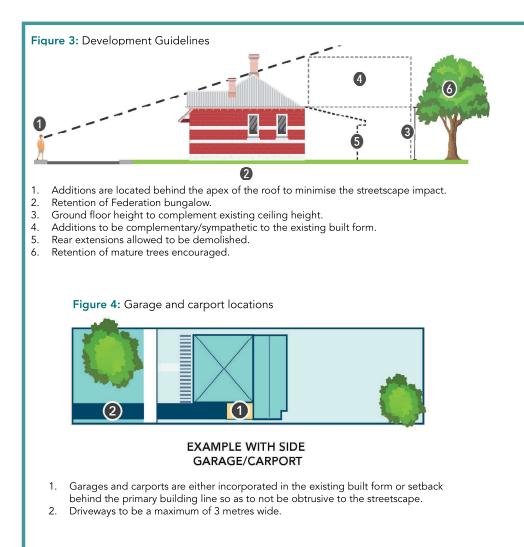


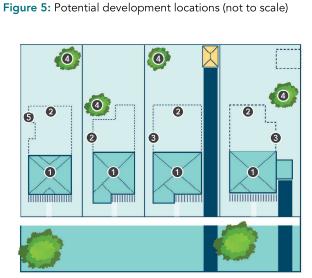
- . The siting of new development matches the prevailing setbacks in the streetscape. This includes street setbacks and lot boundary setbacks.
- Predominant building line.
 New development does not intrude into the front setback
- area. This excludes verandahs, porches and the like.



LACEY STREET







PRIMARY STREET

- 1. Retain the front two room of the contributory place.
- 2. Additions to extend behind the primary built form.
- 3. Facades are in line with the contributory place's envelope.
- 4. Retention of any mature vegetation.
- 5. Large expanses of walls visible from neighbouring properties broken up to reduce scale and bulk impact.

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 Character Area and as such is discouraged.

Local Housing Objectives

O4.1 Subdivision and Amalgamation is to maintain the consistency and regularity of lot sizes on the street and should affect the setting and visual prominence of contributory places in the area.

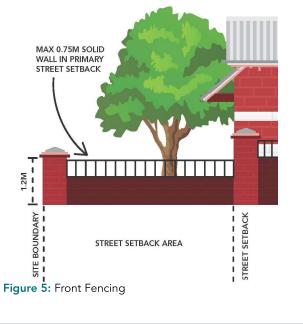
O4.2 Original lot sizes remain apparent in the Character Area.

O4.3 Subdivision or amalgamation of lots shall not increase the number of crossovers for the original lot.

5. FENCING

Intent: The treatment of fences within the front setback area has a significant impact on the streetscape. Retaining uniformity in scale and proportions of front fences, gates and walls will allow visual transparency between homes and the streetscape which is critical to maintain the character of Lacey Street.

Augments Clause 3.6 P3.6.1 - 3.6.5		Replaces C3.6.7		
O5.1	Fences maintain and enhance the openness of the streetscape.	C5.1	Front fences within the front setback area are to be solid up to 0.75m and visually permeable above to a maximum of 1.2m.	



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

Augments Clause 1.2 P1.2.1 and P1.2.2	Augments Clause 1.2
O6.1 Residential amenity is maintained by strengthening the visual connection to front gardens.	C6.1 Driveways are no more than 3 metres wide.
O6.2 Paved areas in front of dwellings are minimised.	
O6.3 Significant landscaping is retained, and new trees are planted wherever possible.	

7. MATERIALS AND COLOURS

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

Local Housing Objective

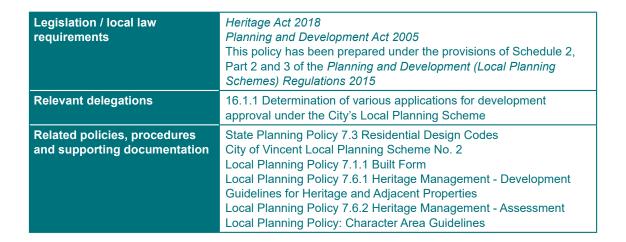
C7.1 Materials and colours for new additions should be selected with reference to the prevailing contributory character of the Character Area.

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.

SPP7.3 VOLUME 1 DESIGN ELEMENT	R-CODE DEEMED-TO-COMPLY REQUIREMENT	LCA EQUIVALENT
3.3 Street Setbacks	C3.3.1 Table 3.3a Primary street setback: 2m Secondary street setback: 1m	3.0 Setbacks C3.1.1-C3.1.3
3.2 Building Height	C3.2.1: In accordance with Table 3.2a Top of external wall (roof above): 10m Top of external wall (concealed roof): 11m Top of pitched roof: 13m	3.2 Form and Scale C3.2.1 & C3.2.2
3.3 Setback of Garages and Carports	C3.3.4 In accordance with table 3.3b C3.3.5 Carports setback in accordance with the primary street setback under C3.3.5(i) - C3.3.5(iv)	3.1 Setbacks 3.1.4 Garages and carports are located behind the existing setback
3.6 Street Walls And Fences	C3.6.7 50% visually-permeable above 1.2m height with pillars maximum height C3.3.8 Pillars to a height of 1.8m with maximum horizontal dimensions 400mm x 400mm	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
5.4.3 Outbuildings	C2.6.1(v) Is set back or built up to lot boundaries in accordance with C3.4.1, C3.4.4 or C3.4.5	3.1 Setbacks C3.1.1-3.1.5

LOCAL PLANNING POLICY: HERITAGE AREA GUIDELINES



PART 1 - PRELIMINARY

PURPOSE

The purpose of Local Planning Policy: Heritage Area Guidelines (Policy) is to:

- establish a framework to identify areas within the City of Vincent (City) that contain characteristics that are valued by the community; and
- provide guidance on the assessment of proposals for works in identified heritage areas.

OBJECTIVES

The objectives of this Policy are to:

- 1. identify areas within the City that contain characteristics valued by the community to be known as heritage areas;
- 2. establish a planning and design framework to protect the streetscape located within heritage areas;
- 3. ensure that new buildings and additions to existing buildings will be sympathetic to the unique character of the streetscape; and
- 4. distinguish between buildings within each heritage area that contribute to the integrity of the streetscape, and those which do not.

SCOPE

This Policy applies to:

1. the process used to identify and formally recognise heritage areas.

Page | 1 of 4

LOCAL PLANNING POLICY: HERITAGE AREA GUIDELINES

2. the identification and listing of development standards which will be used in assessing all development applications for properties within those heritage areas.

- 3. applications for development approval in the following areas:
 - Harley Street Heritage Area; and
 - Janet Street Heritage Area.

RELATIONSHIP TO OTHER DOCUMENTS

This Policy forms part of the City's local planning policy framework. Where this Policy is inconsistent with the City's operative Local Planning Scheme (Scheme), the Scheme prevails. Where this Policy is inconsistent with an adopted local development plan, activity centre plan or structure plan, the adopted local development plan, activity centre plan or structure plan prevails.

Where this Policy is permitted to amend or replace the Deemed to Comply provisions under Clause 3.2.3(a) of the State Planning Policy 7.3 Residential Design Codes Volume 1 (R-Codes), the provisions of this Policy prevail. Where this Policy augments the Design Principles under Clause 3.2.3(c) of the R-Codes by providing Local Housing Objectives, both the Design Principles of the R-Codes and the Local Housing Objectives of this Policy apply.

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

PART 2 - POLICY PROVISIONS

DEFINITIONS

All terms used in this Policy are as defined in the *Planning and Development Act 2005, Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations), R-Codes and Scheme, unless stated otherwise below.

character means the defining features of a place, including form and scale, materiality, style or repetition.

character area means a group of properties that are recognised to collectively form a streetscape with defining features and characteristics, which may include form and scale, materiality, style or repetition.

complementary or **sympathetic** 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.

heritage area means a group of properties which are recognised to collectively form a streetscape, townscape or cultural environment with significant heritage characteristics, which may include architectural style, town planning or urban design excellence, landscape qualities, or strong historic associations.

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LOCAL PLANNING POLICY: HERITAGE AREA Guidelines

heritage assessment is a systematic assessment that describes a place and its setting and states the cultural heritage significance of the place based on the criteria outlined in the Burra Charter, and in accordance with the HCWA Guidelines for the Assessment of Local Heritage Places 2022, Guidelines for Local Heritage Surveys 2022 and Guidelines for Establishing a Heritage List 2023.

heritage impact statement means a document that evaluates the likely impact of proposed development on the significance of a heritage place and its setting, and any conservation areas within which it is situated. The heritage impact statement should outline measures proposed to minimise any identified impact and any conservation benefits associated with the proposal. It should be prepared in accordance with the HCWA Heritage Impact Statement: A Guide.

Heritage List means the City of Vincent's Heritage List. It is a list of places within the City of Vincent, considered by the City to be of identified cultural heritage significance and worthy of built heritage conservation pursuant to the Regulations.

public domain view means the 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.

statement of significance means a concise and distilled summary of the cultural significance of the place. It is a statement summarising each aspect of significance, following an assessment of significance. It underpins decisions about statutory protection and conservation.

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.

POLICY

1. Development Standards

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

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LOCAL PLANNING POLICY: HERITAGE AREA GUIDELINES

2. Designating Heritage Areas

- 2.1 The City may consider designating a heritage area in accordance with Part 3 of Schedule 2 of the Regulations in the following instances:
 - 2.1.1 Where a nomination has been received for a character area in accordance with Local Planning Policy: Character Area Guidelines and the City is satisfied the area is suitably qualified to be designated as a heritage area following a heritage assessment.
 - 2.1.2 Where the City has undertaken a heritage assessment of any area and is satisfied it is suitably qualified to be designated as a heritage area following a heritage assessment.
 - 2.1.3 If an area qualifies as a heritage area, the City will consult with affected landowners on the designation prior to making a recommendation to Council on whether to proceed in accordance with Part 3 of Schedule 2 of the Regulations.

OFFICE USE ONLY	
Responsible Officer	Executive Manager Urban Design and Strategic Projects
Initial Council Adoption	22/09/2015
Previous Title	Local Planning Policy: Character Areas and Heritage Areas
Reviewed / Amended	12/12/2017; 01/05/2018; 23/03/2021; 14/12/2021; 26/07/2022; 25/07/2023
Next Review Date	07/2027

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APPENDIX 1: HARLEY STREET HERITAGE AREA GUIDELINES

These guidelines are to be read in conjunction with the City's Local Planning Policy: Heritage Area Guidelines.



Figure 1: Harley Street Heritage Area

1. PURPOSE

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

The guidelines:

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

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2. STATEMENT OF HERITAGE SIGNIFICANCE

Harley Street has moderate aesthetic value through its dominant display of single storey residences constructed in the Federation style of architecture. Harley Street has moderate historic value as an almost complete example of a 19th century streetscape, with the residences that were predominantly built in the late1890s -1910s. It provides a good and rare historic record of the accommodation of people in this period.

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

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

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

PROPERTY ADDRESS	CONSTRUCTED (CIRCA)	ARCHITECTURAL STYLE ¹	LEVEL OF SIGNIFICANCE
1A - 1C Harley	c.1988	Post-war Conventional Suburban Style	No contribution
2 Harley	c.2017	Contemporary	No contribution
3 Harley	c.1898	Federation Bungalow	Moderate contribution
4 Harley	c.1914	Federation Bungalow	Moderate contribution
6 Harley	c.1900	Federation Queen Anne	Moderate contribution
7, 9, 11, & 13 Harley	c.1898	Federation Italianate	Moderate contribution
10 Harley	c.1905	Federation Queen Anne	Moderate contribution
14 Harley	c.2017	Contemporary	No contribution
15A & 15B Harley	c.1982	Reproduction of a Federation Terrace	No contribution
16 Harley	c.1908	Federation Queen Anne	Moderate contribution
17 Harley	c.1900	Federation Bungalow	Moderate contribution
19 Harley	c.1900	Federation Bungalow	Moderate contribution
20 Harley	c.1898	Federation Bungalow	Moderate contribution

3. RECORD OF PLACES OF HERITAGE SIGNIFICANCE

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21 Harley	c.1898	Federation Queen Anne	Moderate contribution
22 Harley	c.1899	Federation Bungalow	Moderate contribution
23 Harley	c.1910	Federation Queen Anne	Moderate contribution
24 Harley	c.1898	Federation Bungalow	Moderate contribution
25 Harley	c.1903	Federation Queen Anne	Moderate contribution
27 Harley	c.1905	Federation Bungalow	Moderate contribution
28 Harley	c.1898	Federation Queen Anne	Moderate contribution
30 Harley	c.1988	Post-war Conventional Suburban Style	No contribution
31 Harley	c.1908	Federation Bungalow	Moderate contribution
32 Harley	c.1900	Federation Bungalow	Moderate contribution
33 Harley	c.1920	Federation Bungalow with Inter War California Bungalow elements	Moderate contribution
36 Harley	c.1905	Federation Bungalow	Moderate contribution
38 Harley	c.1905	Federation Bungalow	Moderate contribution
39 Harley	c.1898	Federation Bungalow	Moderate contribution

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

4. HARLEY STREET LOCAL HOUSING OBJECTIVES

- Retention and conservation of the original Federation style dwellings;
- Protection and enhancement of existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encourage a high standard of architectural and sustainable design solutions for additions to existing development and new development;
- Additions to existing development and new development is appropriately set back so as to maintain the visual prominence of the single storey streetscape when viewed from Harley Street;
- New development is to respond appropriately to the surrounding street context through:
 - consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns;
 - built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original character dwellings;
- The reinstatement and reconstruction of missing design elements to original building facades such a timber verandahs, decorative timber gables and the removal of render from original brickwork; and site features such as landscaping and front fences;
- Maintain the absence of and promote the removal of visually intrusive car storage structures and spaces and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.

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5. DEVELOPMENT GUIDELINES FOR ALL DEVELOPMENT

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

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		Lot Boundar	y Setback	s	
Augment 5.1.3 P3.1	Augment 6.1.4 P4.1	Reduce impacts of building bulk on adjoining properties by maintaining a setback similar to any adjoining properties or the predominant development context while also complying with relevant overshadowing and visual privacy requirements.			
		Building	Height		•
Augment 5.1.6 P6	Augment 6.1.2 P2	Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape by maintaining similar features of adjoining properties or the streetscape in terms of scale and proportions. The plate height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall plate height to avoid an under scaled squat appearance.	Replace 5.1.6 C6	Replace 6.1.2 C2	Minimum building heightfronting primary street: 3m Maximum building height: Maximum height of a dwelling is 2 storeys and comply with the following measurements Top of external wall (roof above) : 7m Top of external wall (concealed roof): 8m Top of pitched roof: 10m
		Note: The plate heights on Harley Street are typically around 40 courses, usually starting above limestone footings equal to the internal floor level.	New 5.1.6 C6.1	New 6.1.2 C2.1	Loft additions will be contained wholly within the roof space and where no visible change is made to the dwelling's appearance from the street. The addition of front facing dormer windows and gables to lofts will cause lofts to be assessed as a storey for the purpose of this policy.

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		Vehicular	Access		
Augment 5.3.5 P5.1	Augment 6.3.5 P5	No crossovers to Harley Street unless the property has no other vehicular access opportunities.			
		Setback of Garag	es and Ca	rports	
Augment 5.2.1	Augment 6.3.4	Maintain the absence of visually intrusive car storage facilities within the streetscape.	Replace 5.2.1 C1.1, C1.2 and C1.5		Carports, garages or hardstand car bays are to be located at the rear of the property where ROW access is available.
		Street Sur	veillance		
Augment 5.2.3 P3	Augment 6.2.1 P1.1	Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or Outdoor Living Areas and by including habitable rooms at the front of the dwelling.	Replace 5.2.3 C3.1	Replace 6.2.1 C1.1	Ensure a front verandah is incorporated into the façade of new dwellings (at a minimum of 50% of the width of the front facade) with a useable minimum depth of 1.8 metres.
			Replace 5.2.3 C3.2	Replace 6.2.1 C1.2	Incorporate habitable rooms to the front of the development with generous openings to provide street engagement and passive surveillance to the street.

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	Street Walls and Fences					
Augment 5.2.3 P3	Augment 6.2.2 P2	Ensure front boundary fences enhance the streetscape by being designed in the predominant style of the street and are low enough	Replace 5.2.4 C4	Replace 6.2.2 C2	a.	The maximum height of new fences facing the street is to be 1.2 metres above the adjacent footpath level;
		to retain views to dwellings and front gardens.			b.	The maximum height of any solid portion of a new fence is to be 500mm above the adjacent footpath level. The remaining portion is to be a minimum of 40% visually permeable; The maximum height of fence piers with decorative capping to be 1.8 metres above the adjacent footpath
					d.	level; and Maximum width of piers to be 470mm;

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			OR
			e. The maximum height
			of new fences facing
			the street is to be
			1.8 metres above the
			adjacent footpath
			level;
			f. The maximum height
			of any solid portion
			of a new fence is to
			be 750mm above the
			adjacent footpath
			level. The remaining
			portion is to be a
			minimum of 80%
			visually permeable;
			and
			g. The maximum height
			of fence piers with
			decorative capping to
			be 2.0 metres above
			the adjacent footpath
			level;
			icvely
			OR
			on
			h. Fencing types as
			illustrated in the
			diagrams below are
			permitted. Variations
			to the examples
			indicated below may
			be supported where it
			can be demonstrated
			that they are
			compatible with the
			existing fence styles in
			the street.

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		General Build	ding Desig	gn	
New 5.4.6 P6.1	New 6.2.4 P4.3	The roof of a building is to be designed so that it is similar to the existing streetscape character.	New 5.4.6 C6.1	Pursuant to 6.2.4 C4	Roof pitch of ground and upper storeys of between 30 and 40 degrees, with 35 to 45 degree pitches to gables where it can be viewed from the street.
New 5.4.6 P6.2	New 6.2.4 P4.4	New buildings must respond to the prevailing surrounding character and ensure unsympathetic contrasts in scale, mass and materials are avoided.	New 5.4.6 C6.2	Pursuant to 6.2.4 C4	New dwellings' floor levels match, or mediate between, properties on both sides of the proposed dwelling. Floor levels of the original dwellings in Harley Street are raised approximately 300 - 500mm above footpath level, which assists to define the verandah area and provide additional privacy as views into front rooms are obscured.
New 5.4.6 P6.3	New 6.2.4 P4.5	Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	New 5.4.6 C6.3	Pursuant to 6.2.4 C4	Street facing windows have a height of at least 1.6 times their width.
New 5.4.6 P6.4	New 6.2.4 P4.6	Additions visible from the street should be compatible with and respectful of the existing dwelling and the predominant character of the existing dwellings within the street.	New 5.4.6 C6.4	Pursuant to 6.2.4 C4	Additions to existing buildings will only be supported where they are located behind the original facade and set back so that the existing front building and roof form remains the dominant feature to the street.
		Demo	lition		
Applications for development approval should maintain the front façade of a contributing dwelling.			Applications for development approval that retain the original dwelling are considered acceptable.		

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6. RECOMMENDED FENCING STYLES FOR HARLEY STREET



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APPENDIX 2: JANET STREET HERITAGE AREA GUIDELINES

These guidelines are to be read in conjunction with the City's Local Planning Policy: Heritage Area Guidelines.



Figure 1: Janet Street Heritage Area

1. PURPOSE

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

The guidelines:

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

2. STATEMENT OF HERITAGE SIGNIFICANCE

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

Janet Street has moderate historic value as an almost intact and cohesive example of a 20th century streetscape, with the residences that were predominantly built in the 1920's. It provides a good and rare historic record of the accommodation of people in this period.

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

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3. RECORD OF PLACES OF HERITAGE SIGNIFICANCE

PROPERTY ADDRESS	CONSTRUCTED (CIRCA)	ARCHITECTURAL STYLE ¹	LEVEL OF SIGNIFICANCE
1 Janet Street	c.1922	Interwar Bungalow	Moderate contribution
2 Janet Street	c.1924	Federation Bungalow	Moderate contribution
3 Janet Street	c.1922	Interwar Bungalow	Moderate contribution
4 Janet Street	c.1923	Federation Bungalow	Moderate contribution
5 Janet Street	c.1922	Interwar Bungalow	Moderate contribution
6 Janet Street	c.1923	Federation Bungalow	Moderate contribution
7 Janet Street	c.1922	Interwar Bungalow	Moderate contribution
8 Janet Street	c.1923	Interwar Bungalow	Moderate contribution
9 Janet Street	c.1921	Interwar Bungalow	Moderate contribution
10 Janet Street	c.1923	Federation Bungalow	Moderate contribution
11 Janet Street	c.1921	Interwar Bungalow	Moderate contribution
12 Janet Street	c.2009	Contemporary dwelling	No contribution
13 Janet Street	c.1921	Interwar Bungalow	Moderate contribution
14 Janet Street	c.1923	Federation Bungalow	Moderate contribution
15 Janet Street	c.1923	Interwar Bungalow	Moderate contribution

4. JANET STREET LOCAL HOUSING OBJECTIVES

- Retention and conservation of the original Federation style dwellings;
- Protection and enhancement of the existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encouragement of a high standard of architectural and sustainable design solutions for additions to existing buildings and the development of new buildings;
- Ensuring additions to existing buildings and new dwellings are appropriately setback so as to maintain the visual prominence of the single storey streetscape when viewed from Janet Street;
- New development is appropriate in scale and bulk in relation to the original street pattern, maintaining front and side setback patterns;
- The reinstatement and reconstruction of missing design elements to original building facades such a timber verandah, decorative timber gables and the removal of render from original brickwork; and site features such as landscaping and front fences;
- Maintain the absence of and promote the removal of visually intrusive car storage structures and spaces, and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.

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

5. DEVELOPMENT GUIDELINES FOR ALL BUILDINGS

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		Building	Height		
Augment 5.1.6 P6	Augment 6.1.2 P2	Building height that creates no adverse impact on the amenity of adjoining properties of the	Replace 5.1.6 C6	Replace 6.1.2 C2	Minimum building heightfronting primary street: 3m
		properties or the streetscape by maintaining similar features of adjoining properties or the streetscape in terms of scale and proportions. The plate height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall plate height to avoid an under scaled squat appearance.	New 5.1.6 C6.1	New 6.1.2 C2.1	Maximum height of a dwelling is 2 storeys and comply with the following measurements Top of external wall (roof above) : 7m Top of external wall (concealed roof): 8m Top of pitched roof: 10m Loft additions will be contained wholly within the roof space and where no visible change is made to the dwelling's appearance from the street. The addition of front facing dormer windows
					and gables to lofts will cause lofts to be assessed as a storey for the purpose of this policy.
New 5.1.6 P6.1		Windows and gables are consistent with the existing dwellings in the street.	New C6.1	New 6.1.2 C2.1	Loft additions where the development is contained wholly within the roof space and where there is no visible change to the dwellings appearance from the street.

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		Setback of Garag	es and Ca	rports				
Augment 5.2.1	Augment 6.3.4	Maintain the absence of visually intrusive car storage facilities within the streetscape.	Replace 5.2.1 C1.1, C1.2 and C1.5		Carports, garages or hardstand car bays are to be located at the rear of the property where ROW access is available. Carports setback 500mm behind the front setback line where access is from the Primary Street			
	Street Surveillance							
Augment 5.2.3 P3	Augment 6.2.1 P1.1	Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or Outdoor Living Areas and by including habitable rooms at the front of the dwelling.	Replace 5.2.3 C3.1	Replace 6.2.1 C1.1	Ensure a front verandah is incorporated into the façade of new dwellings (at a minimum of 50% of the width of the front facade) with a useable minimum depth of 1.8 metres.			
			Replace 5.2.3 C3.2	Replace 6.2.1 C1.2	Incorporate habitable rooms to the front of the development with generous openings to provide street engagement and passive surveillance to the street.			

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	Street Walls and Fences						
Augment 5.2.3 P3	Augment 6.2.2 P2	Ensure front boundary fences enhance the streetscape by being designed in the predominant style of the street and are low enough to retain views to dwellings and front gardens.	Replace 5.2.4 C4	Replace 6.2.2 C2	a. b. c.	The maximum height of new fences facing the street is to be 1.2 metres above the adjacent footpath level; The maximum height of any solid portion of a new fence is to be 500mm above the adjacent footpath level. The remaining portion is to be a minimum of 40% visually permeable; The maximum height of fence piers with decorative capping to be 1.8 metres above the adjacent footpath level; and Maximum width of piers to be 470mm;	

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				- <u>r</u>	
					OR
					 e. The maximum height of new fences facing the street is to be 1.8 metres above the adjacent footpath level; f. The maximum height
					of any solid portion of a new fence is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable; and g. The maximum height of fence piers with decorative capping to be 2.0 metres above the adjacent footpath level;
		General Buil	_ dina Desi	 an	
New	New	The roof of a building is	New	Pursuant	Roof pitch of ground and
5.4.6	6.2.4	to be designed so that it	5.4.6	to 6.2.4	upper storeys of between
P6.1	P4.3	is similar to the existing streetscape character.	C6.1	C4	30 and 40 degrees, with 35 to 45 degree pitches to gables where it can be viewed from the street.
New 5.4.6 P6.2	New 6.2.4 P4.4	New buildings must respond to the prevailing surrounding character and ensure unsympathetic contrasts in scale, mass and materials are avoided.	New 5.4.6 C6.2	Pursuant to 6.2.4 C4	New dwellings' floor levels match, or mediate between, properties on both sides of the proposed dwelling. Note: Floor levels of the original dwellings in Janet Street are raised approximately 300mm above footpath level, which assists to define the verandah area and provide additional privacy as views into front rooms are obscured.

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New 5.4.6 P6.3	New 6.2.4 P4.5	Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	New 5.4.6 C6.3	Pursuant to 6.2.4 C4	Street facing windows have a height of at least 1.6 times their width.
New 5.4.6 P6.4	New 6.2.4 P4.6	Additions visible from the street should be compatible with and respectful of the existing dwelling and the predominant character of the existing dwellings within the street.	New 5.4.6 C6.4	Pursuant to 6.2.4 C4	Additions to existing buildings will only be supported where they are located behind the original facade and set back so that the existing front building and roof form remains the dominant feature to the street.
		Demoli	ition		
Applications for development approval should maintain the front façade of a contributing dwelling.			Applications for development approval that retain the original dwelling are considered acceptable.		

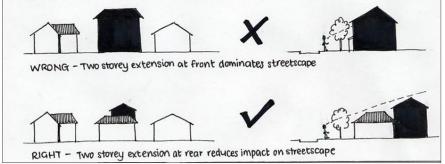


Figure 2: Line of Sight

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LOCAL PLANNING POLICY: CHARACTER AREAS AND SITY OF VINCENT HERITAGE AREAS

Legislation / local law requirements	This Policy has been prepared under the provisions of Schedule 2, Part 2 and 3 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	Nil

PART 1 – PRELIMINARY

PURPOSE

The purpose of this Policy is to:

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

OBJECTIVE

- 1. To identify areas within the City that contain characteristics valued by the community to be known as Character Areas and/or Heritage Areas;
- 2. To establish a planning and design framework to protect the streetscapes located within Character Areas and/or Heritage Areas;
- 3. To ensure that new buildings and additions to existing buildings will be sympathetic to the unique character of the streetscape; and
- 4. To distinguish between buildings within each Character Areas and/or Heritage Areas that contribute to the integrity of the streetscape and those which do not.

SCOPE

This Policy applies to:

- 1. The process used to identify and formally recognise Character Areas and Heritage Areas;
- 2. The identification and listing of development standards which will be used in assessing all development applications for properties within those Character Areas and Heritage Areas;
- 3. Appendix 1 of this Policy applies to applications for development in the St Albans Avenue Character Areas identified in Table 1 in Appendix 1;
- 4. Appendix 2 of this Policy applies to applications for development in the Harley Street Heritage Area identified on Figure 1 in Appendix 2;

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- 5. Appendix 3 of this Policy applies to applications for development in the Carr Street Character Area identified on Figure 1 in Appendix 3;
- 6. Appendix 4 of this Policy applies to applications for development in the Janet Street Character Retention Area identified on Figure 1 in Appendix 4; and
- 7. Appendix 5 of this Policy applies to applications for development in The Boulevarde and Matlock Street Character Area identified in Table 1 in Appendix 5.
- 8. Appendix 6 of this Policy applies to applications for development in the Florence Street Character Area.
- 9. Appendix 7 of this Policy applies to applications for development in the Prospect Place Character Area.
- 10. Appendix 8 of this Policy applies to applications for development in the Hammond Street Character Area.
- 11. Appendix 9 of this Policy applies to applications for development in the Strathcona Street Character Area.
- 12. Appendix 10 of this Policy applies to applications for development in the Wilberforce Street Character Area.

RELATIONSHIP TO OTHER DOCUMENTS

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

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

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

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PART 2 – POLICY PROVISIONS

1. Development Standards

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

2. Character Area Nomination

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

3. Consultation and Preparation of Guidelines

3.1 Following the successful nomination of a Character Area, the City will attend and undertake an assessment of the built form within the Area. The purpose of this assessment will be to inform an advertised Character Area Guidelines.

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Approval of the Guidelines 4.

- 4.1 Once the draft Guidelines have been prepared, Administration will request that Council initiate formal consultation in accordance with the City's community consultation policy.
- 4.2 Following advertising, Council will be asked to approve, refuse or approve with modifications the Guidelines to be included as an appendix to this policy based on the results of assessment and consultation.

5. Amendments to the Guidelines

- 5.1 The City may consider amending the Character Area Guidelines where it can be demonstrated that owners of at least 40% of the affected properties support the amendment(s).
- 5.2 Council must initiate formal consultation to advertise any amendment(s) in accordance with the City's community consultation policy.
- 5.3 Following advertising, Council will be asked to determine the amendment(s) on the basis of the submissions received.

6. **Rescission of a Character Area**

- 6.1 The City will only consider initiating the removal or abandoning a nomination of a Character Area where it can be demonstrated that owners of at least 70% of the affected properties support their removal.
- If supported, Council must initiate formal consultation to amend the policy to remove the 6.2 Character Area in accordance with the City's community consultation policy.
- Following advertising, Council will be asked to determine the amendment on the basis of the 6.3 submissions received.

7. **Heritage Areas**

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

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LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS

APPENDIX 1: ST ALBANS AVENUE GUIDELINES

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

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

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

KEY CHARACTERISTICS

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

DESIRED DEVELOPMENT OUTCOMES

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

1. DEVELOPMENT GUIDELINES FOR CONTRIBUTING BUILDINGS

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

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Design Objectives	
	Additions to the side of the original dwelling maybe supported where the applicant can demonstrate to the satisfaction of the Council that there are no adverse impacts on the original building façade and the character of the streetscape.
1.2.3 Side setbacks variations may be supported where they are in line with the existing dwelling and is in keeping with the rhythm of the existing streetscape.	
1.3	Building Walls
1.3.1	Variations to the building wall height may be supported if the proposed height is a continuation of the existing dwelling, and is in keeping with the rhythm of the existing streetscape.
1.4	Building Height
1.4.1	Where an addition proposes an additional storey, it must not exceed 1 storey above the number of storeys of the original dwelling.
1.4.2	Any additional storey must be setback sufficiently to be in keeping with the rhythm of the streetscape.
1.5	Car Parking, Garages and Car Ports
	Carports or garages are not to be located within the front setback area. Hardstand car parking bays may be supported where it can be demonstrated that there are no visual impacts on the streetscape.
1.5.2 Car ports and garages may be supported where they are located to the side or rear of a dwelling and are set back a minimum of 500mm behind the main building line. The structure must be open or a minimum of 50% visually permeable.	
1.6	Street Walls and Fences
1.6.1	Traditional fencing types as illustrated in Figure 1 (Appendix 1) are encouraged. Minor variations to the examples indicated in Figure 1 may be supported.
1.6.2	The maximum height of new fences facing the street is to be 1200mm above the adjacent footpath level.
1.6.3	The maximum height of any solid portion of a new fence is to be 750mm above the adjacent footpath level. The remaining portion (up to 1200mm total height) is to be a minimum of 50% visually permeable.

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 Design Objectives

 1.7 External Features and Decorative Treatments

 1.7.1 Original and intact unpainted surfaces are not permitted to be rendered or painted.

 1.7.2 Removal of paint/render from originally unpainted/non-rendered masonry is supported.

1.7.3 Loft additions may be supported where the development is contained wholly within the roof space and where no visible change to the dwellings appearance from the street is made.

1.8 Roof Works

1.8.1 New roofing additions must be sympathetic to the existing roof form.

2. DEVELOPMENT GUIDELINES FOR NON-CONTRIBUTING BUILDINGS

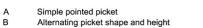
	Design Objectives
2.1	Demolition
2.1.1	Applications for full demolition of dwellings may be supported.
2.2	Building Setbacks
2.2.1	Setback variations may be supported where they are in line with existing dwellings on the street and is in keeping with the rhythm of the existing streetscape.
2.3 A	Appearance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

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APPROPRIATE FENCING TYPES FOR CHARACTER RETENTION AREAS 3.

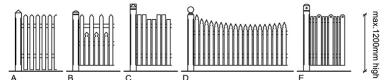
Open Picket Fencing Examples



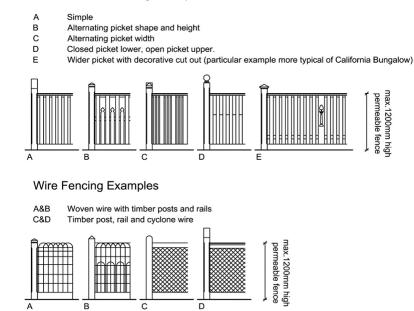
Castellated

C D Shaped tops Е

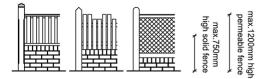
Alternating picket width (particular example more typical of California Bungalow)



Closed Picket Fencing Examples



Masonry and Timber Fencing Examples



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APPENDIX 2: HARLEY STREET HERITAGE AREA GUIDELINES

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



Figure 1: Harley Street Heritage Area

1. PURPOSE

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

The guidelines:

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

2. STATEMENT OF HERITAGE SIGNIFICANCE

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

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Harley Street has moderate historic value as an almost complete example of a 19th century streetscape, with the residences that were predominantly built in the late1890s -1910s. It provides a good and rare historic record of the accommodation of people in this period.

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

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

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

Property Address	Constructed (circa)	Architectural style ¹	Level of Significance
1A-1C Harley	c.1988	Post-war Conventional Suburban Style	No contribution
2 Harley	c.2017	Contemporary	No contribution
3 Harley	c.1898	Federation Bungalow	Moderate contribution
4 Harley	c.1914	Federation Bungalow	Moderate contribution
6 Harley	c.1900	Federation Queen Anne	Moderate contribution
7, 9, 11 & 13 Harley	c.1898	Federation Italianate	Moderate contribution
10 Harley	c.1905	Federation Queen Anne	Moderate contribution
14 Harley	c.2017	Contemporary	No contribution
15A & 15B Harley	c.1982	Reproduction of Federation Terrace	No contribution
16 Harley	c.1908	Federation Queen Anne	Moderate contribution
17 Harley	c.1900	Federation Bungalow	Moderate contribution
19 Harley	c.1900	Federation Bungalow	Moderate contribution
20 Harley	c.1898	Federation Bungalow	Moderate contribution
21 Harley	c.1898	Federation Queen Anne	Moderate contribution
22 Harley	c.1899	Federation Bungalow	Moderate contribution
23 Harley	c.1910	Federation Queen Anne	Moderate contribution
24 Harley	c.1898	Federation Bungalow	Moderate contribution
25 Harley	c.1903	Federation Queen Anne	Moderate contribution
27 Harley	c.1905	Federation Bungalow	Moderate contribution
28 Harley	c.1898	Federation Queen Anne	Moderate contribution
30 Harley	c.1988	Post-war Conventional Suburban Style	No contribution
31 Harley	c.1908	Federation Bungalow	Moderate contribution
32 Harley	c.1900	Federation Bungalow	Moderate contribution
33 Harley	c.1920	Federation Bungalow with Inter War California Bungalow elements	Moderate contribution

3. RECORD OF PLACES OF HERITAGE SIGNIFICANCE

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

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Property Address	Constructed (circa)	Architectural style ¹	Level of Significance
36 Harley	c.1905	Federation Bungalow	Moderate contribution
38 Harley	c.1905	Federation Bungalow	Moderate contribution
39 Harley	c.1898	Federation Bungalow	Moderate contribution

4. HARLEY STREET LOCAL HOUSING OBJECTIVES

- Retention and conservation of the original Federation style dwellings;
- Protection and enhancement of existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encourage a high standard of architectural and sustainable design solutions for additions to existing development and new development;
- Additions to existing development and new development is appropriately set back so as to maintain the visual prominence of the single storey streetscape when viewed from Harley Street;
- New development is to respond appropriately to the surrounding street context through:
 - consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns;
 - built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original character dwellings;
- The reinstatement and reconstruction of missing design elements to original building facades such a timber verandahs, decorative timber gables and the removal of render from original brickwork; and site features such as landscaping and front fences;
- Maintain the absence of and promote the removal of visually intrusive car storage structures and spaces and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.

5. DEVELOPMENT GUIDELINES FOR ALL DEVELOPMENT

Local Housing Objectives Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles.			provision listed sec	ant to clause : is replace the ctions of the F to the R-Cod	emed to Comply 7.3.1 (a) of the R-Codes, the following Deemed to Comply requirements in the R-Codes. For all development that is not es, the following apply as Deemed-to- comply provisions.
		Street	Setbacks	;	
Augment 5.1.2 P2.1	Augment 6.1.3 P3	Dwellings should not detract from the streetscape by being set back too close or too far from the front boundary when compared with adjacent properties and the predominant streetscape character.	Replace 5.1.2 C2.1	Replace 6.1.3 C3.1	Ground floor street setbacks to be an average of the two directly adjoining properties on either side of the proposed development. First floor development shall not be located within 10 meters of the
New 5.1.2 P2.3	New 6.1.3 P3.1	First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.			primary street boundary; or First floor development shall not be visible from Harley Street when measured in accordance with 'Figure 2 – Line of Sight'.

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Pursuar Local H section subjec Augment 5.1.3 P3.1	t to clause 7.3 lousing Objec s of the R-Cod t to the R-Cod	busing Objectives 1 (b) of the R-Codes, the following tives augment or add to the listed es. For all development that is not es, the following apply as Design Principles. Lot Bound Reduce impacts of building bulk on adjoining properties by maintaining a setback similar to any adjoining	subject	ant to clause : is replace the ctions of the F to the R-Cod	emed to Comp 7.3.1 (a) of the R-Co Deemed to Comply A-Codes. For all dev les, the following ap comply provisions.	des, the following requirements in the relopment that is not
		properties or the predominant development context while also complying with relevant overshadowing and visual privacy requirements.				
Augment	Augment	Building height that creates	ng Height Replace	Replace	The maximum	height of a
5.1.6 P6	6.1.2 P2	 In adverse impact on the amenity of adjoining properties or the streetscape by maintaining similar features of adjoining properties or the streetscape in terms of scale and proportions. The plate height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall plate height to avoid an under scaled squat appearance. Note: The plate heights on Harley Street are typically around 40 courses, usually starting above limestone footings equal to the internal floor level. 	New 5.1.6 C6 5.1.6 C6.1	New 6.1.2 C2 New 6.1.2 C2.1	dwelling is to be comply with the measurements Element Top of external wall (roof above) Top of external wall (concealed roof) Top of pitched roof Loft additions w wholly within th where no visibl to the dwelling's from the street. The addition of	e 2 storeys and e following Max allowable Heights for Two Storey Dwellings 7 metres 8 meters 10 metres 10 metres vill be contained e roof space and e change is made s appearance front facing rs and gables to lofts to be storey for the

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LOCAL PLANNING POLICY: CHARACTER AREAS AND

Local Housing Objectives Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles. Deemed to Comply Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is non subject to the R-Codes, the following apply as Deemed-to-Comply provisions. **Vehicular Access** Augment Augment No crossovers to Harley 6.3.5 P5 Street unless the property 5.3.5 P5.1 has no other vehicular access opportunities. Setback of Garages and Carports Maintain the absence of Augment Augment Replace Carports, garages or hardstand car bays are to be located at the visually intrusive car storage 5.2.1 6.3.4 5.2.1 facilities within the C1.1, rear of the property where ROW streetscape. C1.2 access is available. and C1.5 Street Surveillance Buildings to be designed to Replace Ensure a front verandah is Augment Augment Replace 5.2.3 P3 6.2.1 encourage active use and 5.2.3 6.2.1 incorporated into the façade of P1.1 actual surveillance of the front C3.1 C1.1 new dwellings (at a minimum of yard by including verandahs, 50% of the width of the front porches or Outdoor Living facade) with a useable minimum Areas and by including depth of 1.8 metres. habitable rooms at the front of Replace Replace Incorporate habitable rooms to the dwelling. 5.2.3 6.2.1 the front of the development with generous openings to provide C3.2 C1 2 street engagement and passive surveillance to the street Street Walls and Fences Augment Augment Ensure front boundary fences Replace Replace a) The maximum height of new 5.2.4 P4 fences facing the street is to 6.2.2 P2 enhance the streetscape by 5.2.4 C4 6.2.2 C2 be 1.2 metres above the being designed in the predominant style of the street adjacent footpath level; b) The maximum height of any and are low enough to retain views to dwellings and front solid portion of a new fence is to be 500mm above the aardens. adjacent footpath level. The remaining portion is to be a minimum of 40% visually permeable; c) The maximum height of fence piers with decorative capping to be 1.8 metres above the adjacent footpath level; and d) Maximum width of piers to be 470mm: or e) The maximum height of new fences facing the street is to

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	Local Ho	ousing Objectives		Dee	emed to Comply
Pursuant Local H sections subject	to clause 7.3 ousing Object of the R-Cod	1 (b) of the R-Codes, the following tives augment or add to the listed es. For all development that is not es, the following apply as Design Principles.	Pursua provision listed sec subject	nnt to clause a s replace the ctions of the F to the R-Cod	7.3.1 (a) of the R-Codes, the following Deemed to Comply requirements in the R-Codes. For all development that is not es, the following apply as Deemed-to- comply provisions.
					 be 1.8 metres above the adjacent footpath level; f) The maximum height of any solid portion of a new fence is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable; and g) The maximum height of fence piers with decorative capping to be 2.0 metres above the adjacent footpath level;
					 Fencing types as illustrated in the diagrams below are permitted. Variations to the examples indicated below may be supported where it can be demonstrated that they are compatible with the existing fence styles in the street.
		General Bu	ilding De	sign	
New 5.4.6 P6.1	New 6.2.4 P4.3	The roof of a building is to be designed so that it is similar to the existing streetscape character.	New 5.4.6 C6.1	Pursuant to 6.2.4 C4	Roof pitch of ground and upper storeys of between 30 and 40 degrees, with 35 to 45 degree pitches to gables where it can be viewed from the street.
New 5.4.6 P6.2	New 6.2.4 P4.4	New buildings must respond to the prevailing surrounding character and ensure unsympathetic contrasts in scale, mass and materials are avoided.	New 5.4.6 C6.2	Pursuant to 6.2.4 C4	New dwellings' floor levels match, or mediate between, properties on both sides of the proposed dwelling. Floor levels of the original dwellings in Harley Street are raised approximately 300 - 500mm above footpath level, which assists to define the verandah area and provide additional privacy as views into front rooms are obscured.
New 5.4.6 P6.3	New 6.2.4 P4.5	Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	New 5.4.6 C6.3	Pursuant to 6.2.4 C4	Street facing windows have a height of at least 1.6 times their width.

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Local Housing Objectives Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles.			provision listed se	ant to clause : is replace the ctions of the F t to the R-Cod	erned to Comply 7.3.1 (a) of the R-Codes, the following Deemed to Comply requirements in the R-Codes. For all development that is not es, the following apply as Deemed-to- iomply provisions.
New 5.4.6 P6.4	New 6.2.4 P4.6	Additions visible from the street should be compatible with and respectful of the existing dwelling and the predominant character of the existing dwellings within the street.	New 5.4.6 C6.4	Pursuant to 6.2.4 C4	Additions to existing buildings will only be supported where they are located behind the original facade and set back so that the existing front building and roof form remains the dominant feature to the street.
	Demolition				

Applications for development approval should Applications for development approval that retain the maintain the front façade of a contributing dwelling. Applications for development approval that retain the original dwelling are considered acceptable.

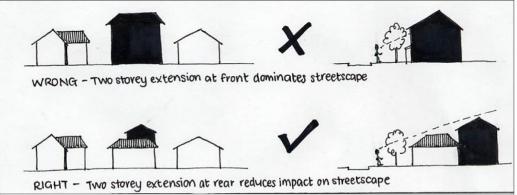


Figure 2 – Line of Sight

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LOCAL PLANNING POLICY: CHARACTER AREAS AND HERITAGE AREAS 6. RECOMMENDED FENCING STYLES FOR HARLEY STREET











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APPENDIX 3: CARR STREET GUIDELINES

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



Figure 1 – Carr Street Character Retention Area

1. PURPOSE

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

The guidelines:

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

2. CARR STREET LOCAL HOUSING OBJECTIVES

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

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

3. DEVELOPMENT GUIDELINES FOR ALL BUILDINGS

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

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Deemed to Comply Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is no subject to the R-Codes, the following apply as Deemed-to-Comply provisions. Local Housing Objectives Pursuant to clause 7.3.1 (b) of the R-Codes, the following Loca Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles. **Building Height** Augment Augment Building height that creates Replace Replace Minimum building height 5.1.6 P6 5.1.6 C6 6.1.2 P2 no adverse impact on the 6.1.2 C2 fronting primary street: 3m amenity of adjoining properties or the streetscape Maximum building height: by maintaining similar features of adjoining Element Max properties or the streetscape allowable in terms of scale and Heights proportions. for Two Storev The plate height of new Dwellings dwellings, particularly the Top of portions in view from the external 7 metres street, should approximate wall (roof the street's typical wall plate above) height to avoid an under Top of scaled squat appearance. external wall 8 metres (concealed roof) Top of 10 metres pitched roof New Windows and gables are New 5.1.6 New Loft additions where the consistent with the existing 5.1.6 C6.1 6.1.2 development is contained P6.1 dwellings in the street. C2.1 wholly within the roof space and where there is no visible change to the dwellings appearance from the street. Setback of Garages and Carports Maintaining an absence of car Augment Augment Replace Carports, garages or 5.2.1 6.3.4 parking facilities within the 5.2.1 hardstand car bays are to be P5.1 C1.1, located at the rear of the streetscape. C1.2 and property where ROW access is C1.5 available. Carports setback 500mm behind the front setback line where access is from the Primary Street. Street Surveillance Buildings to be designed to Replace Replace A front verandah is Augment Augment encourage active use and 6.2.1 incorporated into the facade of 5.2.3 P3 621 5.2.3 P1.1 actual surveillance of the front C3.1 C1.1 new dwellings (at a minimum yard by including verandahs, 50% of the width of the front porches or Outdoor Living façade) with a useable Areas and by including minimum depth of 1.8 metres. habitable rooms at the front of the dwelling.

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Deemed to Comply Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is no subject to the R-Codes, the following apply as Deemed-to-Comply provisions. Local Housing Objectives Pursuant to clause 7.3.1 (b) of the R-Codes, the following Loca Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles. **Street Walls and Fences** Augment Augment Ensure front boundary fences Replace Replace a) The maximum height of enhance the streetscape by 5.2.4 P4 6.2.2 P2 5.2.4 C4 6.2.2 C2 new fences facing the street is to be 1.8 metres being designed in the predominant style of the street above natural ground level; and are low enough to retain b) The maximum height of any solid portion of a new views to dwellings and front gardens. fence is to be 750mm above natural ground level. The remaining portion is to be a minimum of 80% visually permeable; and c) The maximum height of fence piers with decorative capping to be 2.0 metres above natural ground level. **General Building Design** The roof of a building is to be Pursuant Roof pitch of ground and upper New New 6.2.4 New storeys of between 30 and 40 5.4.6 P4.3 designed so that it is similar to 5.4.6 to 6.2.4 P6.1 the existing streetscape C6.1 C4 degrees, with 35 - 45 degree pitches to gables where it can character. be viewed from the street. New New 6.2.4 New buildings must respond New Pursuant New dwellings' floor levels to the prevailing surrounding match, or mediate between, 5.4.6 P4.4 5.4.6 to 6.2.4 P6.2 properties on both sides of the character and ensure C6.2 C4 unsympathetic contrasts in proposed dwelling. scale mass and materials are avoided. Note: Floor levels of the original dwellings in Carr Street are raised approximately 300 -500mm above footpath level, which assists to define the verandah area and provide additional privacy as views into front rooms are obscured. New New 6.2.4 Each street facing window New Pursuant Street facing windows have a height of at least 1.6 times their 5.4.6 P4.5 should have a style that suits 5.4.6 to 6.2.4 P6.3 the predominant character of C6.3 C4 width. the street and the architectural style of the proposed dwelling. New 6.2.4 Additions visible from the New Pursuant Additions to existing buildings New street should be compatible 5.4.6 P4.6 5.4.6 to 6.2.4 will only be supported where P6.4 with and respectful of the C6.4 C4 they are located behind the existing dwelling and the original facade and set back so that the original building and predominant character of the original dwellings within the roof form remains the dominant street. feature to the street.

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Local Housing Objectives Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R- Codes, the following apply as Design Principles.	Deemed to Comply Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is no subject to the R-Codes, the following apply as Deemed-to- Comply provisions.	
Demo	olition	
Application for development approval should maintain the front façade of the original dwelling.	Applications for development approval retain the original dwelling. ²	
WRONG - TWO storey extension at front do	minates streetscape	

RIGHT - Two storey extension at rear reduces impact on streetscape

Figure 2 – Line of sight

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² Schedule 2, Part 7, Clause 61(1)(e) in the *Planning and Development (Local Planning Schemes) Regulations 2015* does not require a development application for the demolition of a single house, ancillary dwelling, outbuilding, external fixture, boundary wall or fence, patio, pergola, veranda, garage, carport or swimming pool where the structure is not affected by heritage legislation. C7.4 has been included as the requirement in the Regulations may be removed and the provision could then be implemented.

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APPENDIX 4: JANET STREET HERITAGE AREA GUIDELINES

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



Figure 1 – Janet Street Heritage Area

1. PURPOSE

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

The guidelines:

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

2. STATEMENT OF HERITAGE SIGNIFICANCE

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

Janet Street has moderate historic value as an almost intact and cohesive example of a 20th century streetscape, with the residences that were predominantly built in the 1920's. It provides a good and rare historic record of the accommodation of people in this period.

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

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3. RECORD OF PLACES

Property Address	Constructed (circa)	Architectural style	Level of Significance
1 Janet St	c1922	Interwar bungalow	Moderate Contribution
2 Janet St	c1924	Federation bungalow	Moderate Contribution
3 Janet St	c1922	Interwar bungalow	Moderate Contribution
4 Janet St	c1923	Federation bungalow	Moderate Contribution
5 Janet St	c1922	Interwar bungalow	Moderate Contribution
6 Janet St	c1923	Federation bungalow	Moderate Contribution
7 Janet St	c1922	Interwar bungalow	Moderate Contribution
8 Janet St	c1923	Interwar bungalow	Moderate Contribution
9 Janet St	c1921	Interwar bungalow	Moderate Contribution
10 Janet St	c1923	Federation bungalow	Moderate Contribution
11 Janet St	c1921	Interwar bungalow	Moderate Contribution
12 Janet St	c2009	Contemporary dwelling	No Contribution
13 Janet St	c1921	Interwar bungalow	Moderate Contribution
14 Janey St	c1923	Federation bungalow	Moderate Contribution
15 Janet St	c1923	Interwar bungalow	Moderate Contribution

4. JANET STREET LOCAL HOUSING OBJECTIVES

- Retention and conservation of the original Federation style dwellings;
- Protection and enhancement of the existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encouragement of a high standard of architectural and sustainable design solutions for additions to existing buildings and the development of new buildings;
- Ensuring additions to existing buildings and new dwellings are appropriately setback so as to maintain the visual prominence of the single storey streetscape when viewed from Janet Street;
- New development is appropriate in scale and bulk in relation to the original street pattern, maintaining front and side setback patterns;
- The reinstatement and reconstruction of missing design elements to original building facades such a timber verandah, decorative timber gables and the removal of render from original brickwork; and site features such as landscaping and front fences;
- Maintain the absence of and promote the removal of visually intrusive car storage structures and spaces, and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.

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5. DEVELOPMENT GUIDELINES FOR ALL BUILDINGS

Local Housing Objectives Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles.			replace the the the the the R-Codes	clause 7.3.1 (Deemed to Co s. For all devel	mply requirements	he following provisions in the listed sections o subject to the R-Codes
		Stre	et Setbac	ks		
Augment 5.1.2 P2.1	Augment 6.1.3 P3	Dwellings should not detract from the streetscape by being set back too close or too far from the front boundary when compared with adjacent properties or the predominant streetscape character.	Replace 5.1.2 C2.1	Replace 6.1.3 C3.1	an average of t adjoining prope of the proposed	erties on either side d development. lopment shall not be l meters of the
New 5.1.2 P2.3	New 6.1.3 P3.1	First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.				
-	Lot Boundary Setbacks					
Augment 5.1.3 P3.1	Augment 6.1.4 P4.1	Reduce impacts of building bulk on adjoining properties by maintaining a setback similar to any adjoining properties or the predominant development context while also complying with relevant overshadowing and visual privacy requirements.				
		Bui	lding Heig	ht		
Augment 5.1.6 P6.1	Augment 6.1.2 P2	Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape by maintaining similar features of adjoining properties or the streetscape in terms of scale and proportions. The plate height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall plate height to avoid an under scaled squat appearance.	Replace 5.1.6 C6	Replace 6.1.2 C2	Minimum buildi primary street: Maximum build Element Top of external wall (roof above) Top of external wall (concealed roof) Top of pitched roof	

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Local Housing Objectives Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Deemed to Comply Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections o the R-Codes. For all development that is not subject to the R-Codes, the following apply as Deemed-to-Comply provisions. Windows and gables are New New C6.1 New Loft additions where the 5.1.6 consistent with the 6.1.2 development is contained wholly P6.1 existing dwellings in the C2.1 within the roof space and where there is no visible change to the street. dwellings appearance from the street. Setback of Garages and Carports Maintaining an absence Replace Carports, garages or hardstand car Augment of car parking facilities bays are to be located at the rear 5.2.1 5.2.1 P5.1 of the property where ROW access within the streetscape. C1.1. C1.2 and is available. C1.5 Carports setback 500mm behind the front setback line where access is from the Primary Street. Street Surveillance Augment Augment Buildings to be designed Replace Replace A front verandah is incorporated 5.2.3 P3 6.2.1 to encourage active use 5.2.3 6.2.1 into the facade of new dwellings (at a minimum 50% of the width of the P1.1 and actual surveillance of C3.1 C1.1 the front yard by front façade) with a useable including verandahs, minimum depth of 1.8 metres. porches or Outdoor Living Areas and by including habitable rooms at the front of the dwelling Street Walls and Fences Augment Ensure front boundary Replace Replace a) The maximum height of new Augment 5.2.4 P4 6.2.2 P2 fences enhance the 5.2.4 C4 6.2.2 C2 fences facing the street is to be streetscape by being 1.2 metres above the adjacent designed in the footpath level; predominant style of the b) The maximum height of any street and are low solid portion of a new fence is to be 500mm above the enough to retain views to dwellings and front adjacent footpath level. The gardens. remaining portion is to be a minimum of 40% visually permeable; c) The maximum height of fence piers with decorative capping to be 1.8 metres above the adjacent footpath level: and d) Maximum width of piers to be 470mm or e) The maximum height of new fences facing the street is to be

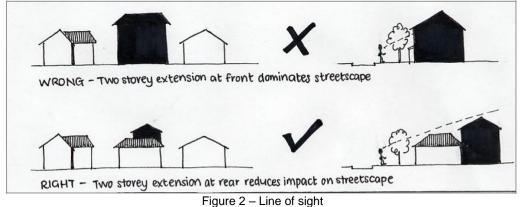
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Local Housing Objectives Pursuant to clause 7.3.1 (b) of the R-Codes, the following Local Housing Objectives augment or add to the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Design Principles. Deemed to Comply Pursuant to clause 7.3.1 (a) of the R-Codes, the following provisions replace the Deemed to Comply requirements in the listed sections of the R-Codes. For all development that is not subject to the R-Codes, the following apply as Deemed-to-Comply provisions. 1.8 metres above the adjacent footpath level; f) The maximum height of any solid portion of a new fence is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable; and g) The maximum height of fence piers with decorative capping to be 2.0 metres above the adjacent footpath level. **General Building Design** New New The roof of a building is to New Pursuant Roof pitch between 30 and 40 degrees, with 35 - 45 degree 5.4.6 6.2.4 be designed so that it is 5.4.6 to 6.2.4 P6.1 P4.3 similar to the existing C6.1 C4 pitches to gables where it can be streetscape character. viewed from the street. New New New Pursuant New buildings must New dwellings' floor levels match, 5.4.6 respond to the prevailing 5.4.6 to 6.2.4 or mediate between, properties on 6.2.4 P6.2 P4.4 surrounding character C6.2 C4 both sides of the proposed and ensure dwelling. unsympathetic contrasts Note: Floor levels of the original in scale mass and dwellings in Janet Street are raised approximately 300mm above footpath level, which assists to materials are avoided. define the verandah area and provide additional privacy as views into front rooms are obscured. Each street facing New New Pursuant Street facing windows have a New 5.4.6 6.2.4 window should have a 5.4.6 to 6.2.4 height of at least 1.6 times their P6.3 P4.5 C6.3 width. style that suits the C4 predominant character of the street and the architectural style of the proposed dwelling. New New Additions visible from the New Pursuant Additions to existing buildings will only be supported where they are 5.4.6 6.2.4 street should be 5.4.6 to 6.2.4 P6.4 P4.6 compatible with and located behind the original façade C6.4 C4 respectful of the existing and set back so that the original dwelling and the building and roof form remains the predominant character of dominant feature to the street. the original dwellings within the street. Demolition Applications for development approval should Applications for development approval that retain the maintain the front façade of a contributing dwelling. original dwelling are considered acceptable.

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APPENDIX 5 - THE BOULEVARDE AND MATLOCK STREET CHARACTER RETENTION GUIDELINES

These guidelines are to be applied to all development within the following areas:

	Guideline Area
1.	The Boulevarde – between Scarborough Beach Road and Anzac Road
2.	Matlock Street – between Anzac Road and Britannia Road

Table 1: Properties included in The Boulevarde and Matlock Street Character Retention Area

Application of the Guidelines

The Guidelines apply to development:

- 1. Where the dwelling is fronting the primary street within the guideline area; and
- 2. Is within the area that is visible from the primary street.

These guidelines are to be read in conjunction with the City's Policy 7.5.15 - Character Retention Areas and Heritage Areas, the City's Local Planning Scheme No. 2, the Residential Design Codes and Policy <math>7.1.1 - Built Form.

Statement of Character

The Guideline Area's prevailing character is summarised as follows:

- Significantly intact examples of early twentieth century residential development comprising modest, single storey dwellings constructed during the Interwar period;
- Development comprising predominately original dwelling form and style with consistent height and selection of materials;
- A high level of retained traditional details including street facing verandas, traditional pitched roof form, chimneys, vertical window articulation and traditional building materials;
- Front setbacks that are generally consistent, reinforcing the building edge and maintaining a consistent pattern of development, allowing view lines along the fronts of dwellings;
- Front gardens are generally low and open and would traditionally have been planted with shrubs and roses, with flowerbeds or low ground cover;
- Front fences are low and or visually permeable, generally with an absence of solid, obtrusive front fences; and
- New development is generally sympathetic to the form, bulk and scale of the original dwellings.

Development Objectives:

- Retention and conservation of original dwellings;
- Protection and enhancement of the original streetscape character;
- Retention of the visual character of the early twentieth century Interwar styles of architecture;
- Encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development;
- New development that is visible from the street responds appropriately and complements and complements the surrounding streetscape through:
 - consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns; and

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- built form that incorporates consistent physical built form elements of the prevailing character without the requirement to mimic the style of the original character dwellings.
- Development to the rear of a dwelling where not visible from the street may be contemporary in style, respecting the scale and bulk of the prevailing character;
- Maintain the absence of and promote the removal of visually intrusive car parking structures and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.

Local Housing Objectives	Deemed to Comply
Pursuant to Clause 7.3.1(b) of the Residential Design	Pursuant to Clause 7.3.1(a) of the Residential Design
Codes, the following Local Housing Objectives augment	Codes, the following provisions replace the Deemed to
the Design Principles of the Residential Design Codes as	Comply requirements of the Residential Design Codes
specified.	as specified.
1. Street Setbacks	1
Augments Clause 5.1.2 P2.1 and P2.2	Replaces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3
01.1	C1.1
The setbacks of dwellings should reflect the predominant	Ground floor primary street setbacks to be an average
streetscape pattern and be consistent with adjacent	of the two directly adjoining properties on either side of
properties.	the proposed development.
04.0	C1.2
01.2	
First floor development is to be adequately setback to	Two storey development is to be setback a minimum of
maintain the predominant single storey appearance of the streetscape.	4m behind the predominant ground floor building line.
2. Lot Boundary Setbacks	
Augments Clause 5.1.3 P3.1	
02.1	
Reduce impacts of building bulk on adjoining properties	
by maintaining a setback similar to any adjoining	
properties or the predominant development context while	
also complying with relevant overshadowing and visual	
privacy requirements.	
3. Building Height	
Augments Clause 5.1.6 P6	Replaces Clause 5.1.6 C6
03.1	C3.1
Building height that creates no adverse impact on the	Dwellings shall be a maximum of two storeys and
amenity of adjoining properties or the streetscape by	comply with the following heights:
upholding similar features in terms of the prevailing bulk,	
scale and proportions of the existing streetscape.	 Top of external wall: 7 metres
	Top of pitched roof: 10 metres
03.2	
The wall height of new dwellings, particularly the portions	C3.2
in view from the street, should approximate the street's	Loft additions must be contained wholly within the roof
typical wall height to avoid an under scaled squat	space and shall not result in a visible change to the
appearance.	dwelling's appearance from the street.
	5 11
4. Garages and Carports	
Augments Clause 5.2.1 P1	Replaces Clause 5.2.1 C1.1, C1.2 and C1.5
O4.1	C4.1
Carports and garages should be located so as to	Carports, garages or hardstand car parking bays are to
maintain the absence of car parking facilities within the	be located at the rear of the property where right of
streetscape.	way access is available.

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O4.2 Car parking facilities located within front setback areas should ensure that the predominant character elements of the dwelling are visible and unobstructed.	C4.2 Garages shall be setback a minimum of 500mm behind the front building line where access is from the primary street.
O4.3 Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.	C4.3 Carports may be considered in front setback areas but only where no alternative location exists and a minimum setback of 1.5m from the primary street is maintained. Such carports shall not be fitted with any style of roller or tilt up panel door.
	C4.4 Where carports are considered appropriate in front setback areas, carports shall be open in style and allow an unobstructed view of the dwelling from the street.
	C4.5 Garages and carports must respect the existing dwellings' predominant colour, scale and materials and must be complementary and subservient to the dwelling.
	C4.6 Carports and garages shall have a maximum wall height of 2.7m.
	C4.7 Carports located within front setback areas shall have a maximum width of 5.5 metres (internal) or one-third the frontage of the lot, whichever is the lesser.
5. Street Surveillance	
Augments Clause 5.2.3 P3	Replaces Clause 5.2.3 C3.2
O5.1 Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or outdoor living areas and by	C5.1 There must be at least one habitable room incorporated into the front elevation of the dwelling.
including habitable rooms at the front of the dwelling.	C5.2 Each habitable room facing the primary street must have at least one major opening with clear glazing and a clear view of the street and approach to the dwelling.
6. Street Walls and Fences	
Augments Clause 5.2.4 P4	Replaces Clause 5.2.4 C4
O6.1	C6.1
New fences within the front setback area shall enhance the streetscape by being consistent in materials, style and colour of the original fences within the street.	The maximum height of new fences within the front setback area is to be 1.2m above the adjacent footpath level;
O6.2 Front fences that are low and visually permeable in order to retain views to dwellings and front gardens.	C6.2 The maximum height of any solid portion of a new fence is to be 500mm above the adjacent footpath level. The remaining portion is to be a minimum 40% visually permeable;

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C6.3 The maximum height of fence piers with decorative capping is to be 1.8m above the adjacent footpath level: and C6.4 The maximum width of piers is to be 470mm. C6.5 The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area: i. Timber pickets; or ii. Brick; or iii. Rendered masonry. OR C6.6 The maximum height of new fences within the front setback area is to be 1.8 metres above the adjacent footpath level: C6.7 The maximum height of any solid portion of a new fence is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable; C6.8 The maximum height of fence piers with decorative capping is to be 2m above the adjacent footpath level; and C6.9 The maximum width of piers is to be 470mm. C6.10 The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area: i. Timber pickets; or ii. Brick: or iii. Rendered masonry. 7. General Building Design

New Local Housing Objectives as per Clause 7.3.1(b) of the Residential Design Codes

07.1

New development is sympathetic to and complements the prevailing character, avoiding unsympathetic scale, mass and materials.

07.2

Additions visible from the street shall be compatible with and respectful of the existing dwelling and the predominant character of the existing streetscape.

07.3

Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.

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07.4

The materials of any new dwellings as viewed from the street shall be consistent with the prevailing character.

07.5

The floor levels of new dwellings shall match or average the floor levels of dwellings on either side of the proposed dwelling.

07.6

The roof pitch for new carports and additions visible from the street is to be consistent and respectful of the existing dwelling's roof pitch and, for new buildings, consistent and respectful of the prevailing character.

07.7

Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwellings' windows when viewed from the primary street.

8. Landscaping

New Local Housing Objectives as per Clause 7.3.1(b) of the Residential Design Codes

O8.1

Existing trees on a site, especially mature trees, to be preserved wherever possible.

08.2

The front setback area should be developed as a predominantly soft landscaped garden. The planting of low shrubbery and traditional open garden styles is encouraged.

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The Florence Character Street has been recognised by the community and the Council as making a positive contribution towards built character of the City. To help identify and celebrate this unique part of the City, this guideline has been put in place to guide and assist future development.

These guidelines are to be applied to development where the dwelling is fronting the primary street and/or is within an area that is visible from the primary street, within the following area: Nos. 4 - 53 Florence Street (excluding No. 42)

The general objectives of development the subject of these guidelines are:

- · Retention and conservation of original dwellings;
- · Protection and enhancement of existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development;
- New development that responds appropriately and complements the surrounding streetscape through:
- Consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns; and
- Built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original character dwellings.
- Maintain the absence of and promote the removal of visually intrusive car parking structures and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.



Statement of Character

The Florence Character Street is generally mixed in terms of built form, with excellent examples of character dwellings dating back from the turn of the century as well as some more recent additions to the streetscape which have included designs typical of that time.

With strong ties to the earliest European settlement within the Perth Metropolitan Region, development within this street should enhance the historic dwellings within the street and embrace dwelling designs which support the historic character of the precinct. While the character of the streetscape is somewhat damaged by inconsistent building typologies within the street, the area to the south of Florence street maintains strong built historic character.

Redevelopment should respect and complement the predominant character of the street. Additions and alterations that are visible from the street should respond to the key architectural features of the dwelling on the lot and adjoining character dwellings.



Local Housing Objectives Pursuant to Clause 7.3.1 (b) of the Residential Design Codes, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.		Deemed to Comply Pursuant to Clause 7.3.1(a) of the Residential Design Codes, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.		
		-		
Augments Clause 5.1.2 P2.1 and P2.2		Replaces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3		
01.1	The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties.	C1.1	Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development.	
D1.2	First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.	C1.2	Walls on upper floors setback a minimum of 4 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.	
		1		

~	nents Clause 5.1.6 P6	Augments Clause 5.1.6 by adding the following	
03.2	The wall height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall height to avoid an under scaled squat appearance.	C3.2	Loft additions must be contained wholly within the roof space and shall not result in a visible change to the dwelling's appearance from the street.
	backs of Garages and Carports nents Clause 5.2.1 P1	Danla	nces Clause 5.2.1 C1.1, C1.2
	Carports and garages should be located so as to maintain the absence of car parking facilities within the streetscape.	C4.3	
04.2	Car parking facilities located within front setback areas should ensure that the predominant character elements of the dwelling are visible and unobstructed.		not be fitted with any style of roller or tilt up panel door.
04.3	Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.		

	 C4.4 Where carports are considered appropriate in front setback areas, carports shall be open in style and allow an unobstructed view of the dwelling from the street. C4.5 Garages and carports must match the existing dwellings' predominant colour, scale and materials and must be complementary and subservient to the dwelling. C4.6 Carports and garages forward of the dwelling or within the front setback area shall have a maximum wall height of 2.7 metres. C4.7 Carports and garages located within front setback areas shall have a maximum width of 5.5 metres (internal) or one-third the frontage of the lot, whichever is the lesser.
5. Street surveillance	
Augments Clause 5.2.3 P3	
 O5.1 Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or outdoor living areas and by including habitable rooms at the front of the dwelling. Habitable Room includes a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, dining room, sewing room, study, playroom, family room, sunroom, gymnasium, fully enclosed swimming pool or patio. 	

Augr	nents Clause 5.2.4 P4	Repla	ces Clause 5.2.4 C4.1, C4.2
06.1		C6.5 C6.6 C6.7 C6.8	The maximum height of new street walls, street fences and gates facing the street is to be 1.8 metres above the adjacent footpath level. The maximum height of any solid portion of a new street wall, street fence and gate is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable. The maximum height of fence piers with decorative capping is to be 2 metres above the adjacent footpath level. The maximum width of piers is to be 470mm. The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area: i. Timber pickets; or ii. Brick; or iii. Rendered masonry.

	Local Housing Objectives as per Clause 7.3.1(b) of esidential Design Codes	Criter	ia deemed to satisfy Local Housing Objectives 07.1-07.5
07.1	New development is sympathetic to and complements the character of the existing dwellings within the streetscape.	C7.1	The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape.
07.2	New development shall ensure that unsympathetic contrasts in scale, mass and	C7.2	The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape.
	materials are avoided.	C7.3	Additions to an existing dwelling when viewed from the street shall complement the architectural style, form, colour and materials of the
07.3	Additions visible from the street shall be compatible with and respectful of the existing dwelling and the predominant character of the existing streetscape.		existing dwelling. In the case that the existing dwelling is not an original dwelling, additions shall complement the architectural style, form, colour and materials of the prevailing streetscape.
07.4	The roof of new dwellings is to be consistent with the predominant roof form in the existing	C7.4	The floor levels of new dwellings shall match or mediate between the floor levels of dwellings on either side of the proposed dwelling.
	streetscape in terms of scale and pitch.	C7.5	The roof pitch of new dwellings or upper storey additions is to be between 30 degrees and 40 degrees.
07.5	Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	C7.6	Street facing windows include inner sections with a height of at least 1.6 times their width.
	n 1998-1997 (1997) 1977 - 19	C7.7	Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwellings' windows when viewed from the primary street.

CITY OF VINCENT CHARACTER STREET GUIDELINES - PROSPECT PLACE, WEST PERTH

The Prospect Character Street has been recognised by the community and the Council as making a positive contribution towards built character of the City. To help identify and celebrate this unique part of the City, this guideline has been put in place to guide and assist future development.

These guidelines are to be applied to development where the dwelling is fronting the primary street and/or is within an area that is visible from the primary street, within the following area: Nos. 2 - 22 Prospect Place (Inclusive)

The general objectives of development the subject of these guidelines are:

- · Retention and conservation of original dwellings;
- · Protection and enhancement of existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development;
- New development that responds appropriately and complements the surrounding streetscape through:
- Consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns; and
- Built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original character dwellings.
- Maintain the absence of and promote the removal of visually intrusive car parking structures and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.



CITY OF VINCENT CHARACTER STREET GUIDELINES - PROSPECT PLACE, WEST PERTH

Statement of Character

The Prospect Character Street is generally mixed in terms of built form, containing both original (pre 1950s) and more contemporary dwellings. While only four original dwellings ar present within the street, they are good examples of mid century development and dwellings which include many character elements which are important to the cultural history of the area.

With strong ties to the earliest European settlement within the Perth Metropolitan Region, development within this street should enhance the historic dwellings within the street and embrace dwelling designs which support the historic character of the precinct as a whole.

Redevelopment should respect and complement the predominant character of the street. Additions and alterations that are visible from the street should respond to the key architectural features of the dwelling on the lot and adjoining character dwellings.



CITY OF VINCENT CHARACTER STREET GUIDELINES - PROSPECT PLACE, WEST PERTH

Local Housing Objectives Pursuant to Clause 7.3.1 (b) of the Residential Design Codes, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.		Deemed to Comply Pursuant to Clause 7.3.1(a) of the Residential Design Codes, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.		
1. Stre	et setbacks			
Augments Clause 5.1.2 P2.1 and P2.2		Replaces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3		
01.1	The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties.	C1.1	Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development.	
01.2	First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.	C1.2	Walls on upper floors setback a minimum of 4 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.	

Augments Clause 5.1.6 P6		Augments Clause 5.1.6 by adding the following		
03.2	The wall height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall height to avoid an under scaled squat appearance.	C3.2	Loft additions must be contained wholly within the roof space and shall not result in a visible change to the dwelling's appearance from the street.	
4. Set	backs of Garages and Carports			
Augn	nents Clause 5.2.1 P1	Repla	ces Clause 5.2.1 C1.1, C1.2	
04.2	Carports and garages should be located so as to maintain the absence of car parking facilities within the streetscape. Car parking facilities located within front setback areas should ensure that the predominant character elements of the dwelling are visible and unobstructed. Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.	C4.3 C4.4 C4.5 C4.6	areas, carports shall be open in style and allow an unobstructed view of the dwelling from the street. Garages and carports must match the existing dwellings' predominant colour, scale and materials and must be complementary and subservient to the dwelling. Carports and garages forward of the dwelling or within the front setback area shall have a maximum wall height of 2.7 metres.	

Augments Clause 5.2.3.P3		
 Augments Clause 5.2.3 P3 O5.1 Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or outdoor living areas and by including habitable rooms at the front of the dwelling. Habitable Room includes a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, dining room, sewing room, study, playroom, family room, sunroom, gymnasium, fully enclosed swimming pool or patio. 		

Augments Clause 5.2.4 P4		Replaces Clause 5.2.4 C4.1, C4.2		
06.1	New fences within the front setback area shall enhance the streetscape by being consistent in materials, style and colour of the original fences within the street.	C6.5 The maximum height of new street walls, street fences and gates facing the street is to be 1.8 metres above the adjacent footpath level.		
06.2	Front fences that are low and visually permeable in order to retain views to dwellings and front gardens.	C6.6 The maximum height of any solid portion of a new strewall, street fence and gate is to be 750mm above the adjacent footpath level. The remaining portion is to be minimum of 80% visually permeable.		
		C6.7 The maximum height of fence piers with decorative ca is to be 2 metres above the adjacent footpath level.		
		C6.8 The maximum width of piers is to be 470mm.		
		 C6.9 The material(s) proposed include one or more of the following selected to reflect the predominate material: fences within the Guideline Area: Timber pickets; or Brick; or Rendered masonry. 		

New Local Housing Objectives as per Clause 7.3.1(b) of the Residential Design Codes		Criteria deemed to satisfy Local Housing Objectives 07.1-07.5		
07.1	New development is sympathetic to and complements the character of the existing dwellings within the streetscape.	C7.1	The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape.	
07.2	New development shall ensure that unsympathetic contrasts in scale, mass and materials are avoided.	C7.2	The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape.	
07.3		C7.3	Additions to an existing dwelling when viewed from the street shall complement the architectural style, form, colour and materials of the existing dwelling. In the case that the existing dwelling is not an original dwelling, additions shall complement the architectural style, form, colour and materials of the prevailing streetscape.	
07.4	The roof of new dwellings is to be consistent with the predominant roof form in the existing streetscape in terms of scale and pitch.	C7.4	The floor levels of new dwellings shall match or mediate between the floor levels of dwellings on either side of the proposed dwelling.	
07.5	Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	C7.5	The roof pitch of new dwellings or upper storey additions is to be be between 30 degrees and 40 degrees.	
	· · · · · · · · · · · · · · · · · · ·	C7.6	Street facing windows include inner sections with a height of at least 1.6 times their width.	
		C7.7	Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwellings' windows when viewed from the primary street.	

The Hammond Character Street has been recognised by the community and the Council as making a positive contribution towards built character of the City. To help identify and celebrate this unique part of the City, this guideline has been put in place to guide and assist future development.

These guidelines are to be applied to development where the dwelling is fronting the primary street and/or is within an area that is visible from the primary street, within the following area: Nos. 3-24 Hammond Street (Inclusive)

The general objectives of development the subject of these guidelines are:

- Retention and conservation of original dwellings;
- · Protection and enhancement of existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development;
- New development that responds appropriately and complements the surrounding streetscape through:
- Consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns; and
- Built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original character dwellings.
- Maintain the absence of and promote the removal of visually intrusive car parking structures and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.

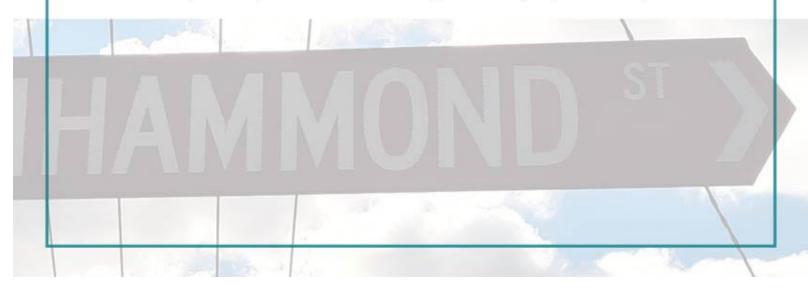


Statement of Character

The Hammond Character Street, while generally mixed in terms of built form, contains some good examples of character dwellings dating back from the turn of the century as well as some more recent additions to the streetscape which have included designs typical of that time.

With strong ties to the earliest European settlement within the Perth Metropolitan Region, development within this street should enhance the historic dwellings within the street and embrace dwelling designs which support the historic character of the precinct. While the character of the streetscape is somewhat impacted by inconsistent building typologies within the street, original dwellings such as those at 17 and 4 Hammond Street are key to reflecting the historic character of the area.

Redevelopment should respect and complement the predominant character of the street. Additions and alterations that are visible from the street should respond to the key architectural features of the dwelling on the lot and adjoining character dwellings.



Local Housing Objectives Pursuant to Clause 7.3.1(b) of the Residential Design Codes, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.		Deemed to Comply Pursuant to Clause 7.3.1 (a) of the Residential Design Codes, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.			
1. Street setbacks			and Store Me		
Augments Clause 5.1.2 P2.1 and P2.2		Replaces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3			
01.1	The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties.	C1.1	Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development.		
01.2	First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.	C1.2	Walls on upper floors setback a minimum of 4 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.		

	Augments Clause 5.1.6 P6		Augments Clause 5.1.6 by adding the following		
	e wall height of new dwellings, particularly the portions in ew from the street, should approximate the street's typical wall eight to avoid an under scaled squat appearance.	C3.2	Loft additions must be contained wholly within the roof space and shall not result in a visible change to the dwelling's appearance from the street.		
1. Setback	ks of Garages and Carports				
Augment	ts Clause 5.2.1 P1	Repla	ces Clause 5.2.1 C1.1, C1.2		
the D4.2 Cai sho the D4.3 Cai	rrports and garages should be located so as to maintain e absence of car parking facilities within the streetscape. In parking facilities located within front setback areas ould ensure that the predominant character elements of e dwelling are visible and unobstructed. In parking facilities that do not unduly impact the esentation of the dwelling to the streetscape.	C4.3	Carports may be considered in front setback areas but only where no alternative location exists and a minimum setback of 1.5m from the primary street is maintained. Such carports shall not be fitted with any style of roller or tilt up panel door.		

	 C4.4 Where carports are considered appropriate in front setback areas, carports shall be open in style and allow an unobstructed view of the dwelling from the street. C4.5 Garages and carports must match the existing dwellings' predominant colour, scale and materials and must be complementary and subservient to the dwelling. C4.6 Carports and garages forward of the dwelling or within the front setback area shall have a maximum wall height of 2.7 metres. C4.7 Carports and garages located within front setback areas shall have a maximum width of 5.5 metres (internal) or one-third the frontage of the lot, whichever is the lesser.
5. Street surveillance	
Augments Clause 5.2.3 P3	
 O5.1 Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or outdoor living areas and by including habitable rooms at the front of the dwelling. Habitable Room includes a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, dining room, sewing room, study, playroom, family room, sunroom, gymnasium, fully enclosed swimming pool or patio. 	

Augments Clause 5.2.4 P4		Replaces Clause 5.2.4 C4.1, C4.2	
D6.1 Ensure front being design D6.2 Front fences	2.4 P4 boundary fences enhance the streetscape by aed in the predominant style of the street. that are low and visually permeable in order to to dwellings and front gardens.	C6.5 C6.6 C6.7 C6.8	Inces Clause 5.2.4 C4.1, C4.2 The maximum height of new street walls, street fences and gates facing the street is to be 1.8 metres above the adjacent footpath level. The maximum height of any solid portion of a new street wall, street fence and gate is to be 750mm above the adjacent footpath level. The remaining portion is to be a minimum of 80% visually permeable. The maximum height of fence piers with decorative capping is to be 2 metres above the adjacent footpath level. The maximum width of piers is to be 470mm. The material(s) proposed include one or more of the following selected to reflect the predominate materials of fences within the Guideline Area: i. Timber pickets; or ii. Brick; or iii. Brick; or

New Local Housing Objectives as per Clause 7.3.1(b) of the Residential Design Codes		Criteria deemed to satisfy Local Housing Objectives 07.1-07.5			
07.1	New development is sympathetic to and complements the character of the existing dwellings within the streetscape.	C7.1	The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape.		
07.2	New development shall ensure that unsympathetic contrasts in scale, mass and materials are avoided.	C7.2	The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape.		
07.3	Additions visible from the street shall be compatible with and respectful of the existing dwelling and the predominant character of the existing streetscape.	C7.3	Additions to an existing dwelling when viewed from the street shall complement the architectural style, form, colour and materials of the existing dwelling. In the case that the existing dwelling is not an original dwelling, additions shall complement the architectural style, form, colour and materials of the prevailing streetscape.		
07.4	The roof of new dwellings is to be consistent with the predominant roof form in the existing streetscape in terms of scale and pitch.	C7.4	The floor levels of new dwellings shall match or mediate between the floor levels of dwellings on either side of the proposed dwelling.		
07.5		C7.5	The roof pitch of new dwellings or upper storey additions is to be between 30 degrees and 40 degrees.		
	the architectural style of the proposed dwelling.	C7.6	Street facing windows include inner sections with a height of at least 1.6 times their width.		
		C7.7	Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwellings' windows when viewed from the primary street.		

The Strathcona Character Street has been recognised by the community and the Council as making a positive contribution towards built character of the City. To help identify and celebrate this unique part of the City, this guideline has been put in place to guide and assist future development.

These guidelines are to be applied to development where the dwelling is fronting the primary street and/or is within an area that is visible from the primary street, within the following area: Nos. 1 - 15 Strathcona Street (Inclusive)

The general objectives of development the subject of these guidelines are:

- Retention and conservation of original dwellings;
- · Protection and enhancement of existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development;
- New development that responds appropriately and complements the surrounding streetscape through:
- Consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns; and
- Built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original character dwellings.
- Maintain the absence of and promote the removal of visually intrusive car parking structures and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.



Statement of Character

The Strathcona Character Street is generally consistent in terms of built form, with the majority of the dwellings being original to the street. This includes excellent examples of character dwellings dating back from the turn of the century and are predominately in excellent condition.

With strong ties to the earliest European settlement within the Perth Metropolitan Region, development within this street should enhance the historic dwellings within the street and embrace dwelling designs which support the historic character of the precinct. While the character of the street is impacted by more contemporary designed buildings, the presence of minimal carparking structures within the street setback area and consistent street setbacks enhances the overall built quality to the street.

Redevelopment should respect and complement the predominant character of the street. Additions and alterations that are visible from the street should respond to the key architectural features of the dwelling on the lot and adjoining character dwellings.

Local Housing Objectives Pursuant to Clause 7.3.1 (b) of the Residential Design Codes, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.		Deemed to Comply Pursuant to Clause 7.3.1(a) of the Residential Design Codes, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.	
1. Stre	et setbacks		
Augments Clause 5.1.2 P2.1 and P2.2		Replaces Clause 5.1.2 C2.1 i and ii and Clause 6.1.3	
01.1	The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties.	C1.1 Ground floor primary street setbacks to be an average of the two directly adjoining properties on either side of the proposed development.	
01.2	First floor development is to be adequately setback to maintain the predominant single storey appearance of the streetscape.		

Augments Clause 5.1.6 P6			Augments Clause 5.1.6 by adding the following		
03.2	The wall height of new dwellings, particularly the portions in view from the street, should approximate the street's typical wall height to avoid an under scaled squat appearance.	C3.2	Loft additions must be contained wholly within the roof space and shall not result in a visible change to the dwelling's appearance from the street.		
	backs of Garages and Carports nents Clause 5.2.1 P1	Repla	ces Clause 5.2.1 C1.1, C1.2		
04.1	Carports and garages should be located so as to maintain the absence of car parking facilities within the streetscape. Car parking facilities located within front setback areas should ensure that the predominant character elements of the dwelling are visible and unobstructed.	C4.3	Carports may be considered in front setback areas but only where no alternative location exists and a minimum setback of 1.5m from the primary street is maintained. Such carports shall not be fitted with any style of roller or tilt up panel door. Where carports are considered appropriate in front setback areas, carports shall be open in style and allow an unobstructed view of the dwelling from the street.		

		C4.7	Carports and garages forward of the dwelling or within the front setback area shall have a maximum wall height of 2.7 metres. Carports and garages located within front setback areas shall have a maximum width of 5.5 metres (internal) or one- third the frontage of the lot, whichever is the lesser.
	eet surveillance		
Augn	nents Clause 5.2.3 P3		
O5.1	Buildings to be designed to encourage active use and actual surveillance of the front yard by including verandahs, porches or outdoor living areas and by including habitable rooms at the front of the dwelling. Habitable Room includes a bedroom, living room, lounge room, music room, sitting room, television room, kitchen,		

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Augments Clause 5.2.4 P4	Re	places Clause 5.2.4 C4.1, C4.2
06.1 Ensure front boundary fend	res enhance the streetscape by cominant style of the street. Ind visually permeable in order to and front gardens. Com Comparison Compared by the street of the street. Com Compared by the street of	 The maximum height of new street walls, street fences and gates facing the street is to be 1.2 metres above the adjacent footpath level. The maximum height of any solid portion of a new street wall, street fence and gate is to be 500mm above the adjacent footpath level. The remaining portion is to be a minimum of 40% visually permeable. The maximum height of fence piers with decorative capping is to be 1.8 metres above the adjacent footpath level.

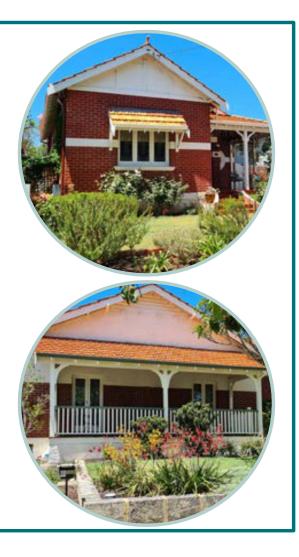
	Local Housing Objectives as per Clause 7.3.1(b) of the ential Design Codes	Criter	ia deemed to satisfy Local Housing Objectives 07.1-07.5
07.1	New development is sympathetic to and complements the character of the existing dwellings within the streetscape.	C7.1	The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape.
		C7.2	The materials of any new dwellings as viewed from the street shall
07.2	New development shall ensure that unsympathetic contrasts in scale, mass and materials are avoided.		be consistent with the prevailing materials of the streetscape.
		C7.3	Additions to an existing dwelling when viewed from the street shall
07.3	Additions visible from the street shall be compatible with and respectful of the existing dwelling and the predominant character of the existing streetscape.	19494	complement the architectural style, form, colour and materials of the existing dwelling. In the case that the existing dwelling is not an original dwelling, additions shall complement the architectural style,
<u> </u>			form, colour and materials of the prevailing streetscape.
07.4	The roof of new dwellings is to be consistent with the predominant roof form in the existing streetscape in	C7.4	The floor levels of new dwellings shall match or mediate between
	terms of scale and pitch.		the floor levels of dwellings on either side of the proposed dwelling.
07.5	Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	C7.5	The roof pitch of new dwellings or upper storey additions is to be between 30 degrees and 40 degrees.
	ಹಿ ಹಿಚೆ ಹೆ	C7.6	Street facing windows include inner sections with a height of at least 1.0 times their width.
		C7.7	Windows to the front façade of an upper storey addition shall reflect
		75.592	the shape and configuration of the original dwellings' windows when viewed from the primary street.

The Wilberforce Character Street has been recognised by the community and the Council as making a positive contribution towards built character of the City. To help identify and celebrate this unique part of the City, this guideline has been put in place to guide and assist future development.

These guidelines are to be applied to development where the dwelling is fronting the primary street and/or is within an area that is visible from the primary street, within the following area: Nos. 1 - 25 Wilberforce Street (Inclusive)

The general objectives of development the subject of these guidelines are:

- Retention and conservation of original dwellings;
- Protection and enhancement of existing streetscape character;
- Retention of the visual character of late nineteenth to early twentieth century residential development;
- Encourage a high standard of architectural and sustainable design solutions for new development and additions to existing development;
- New development that responds appropriately and complements the surrounding streetscape through:
 - Consistent scale and bulk in relation to the original street pattern, maintaining front and side setback patterns; and
 - Built form that incorporates consistent physical built form elements without the requirement to mimic the style of the original character dwellings.
- Maintain the absence of and promote the removal of visually intrusive car parking structures and vehicular crossovers to the primary streetscape; and
- Maintain an open atmosphere of street frontage by ensuring front boundary fences are low and/or visually permeable.



Statement of Character

The Wilberforce Character Street is generally consistent in terms of built form, with the majority of the dwellings being original to the street. This includes excellent examples of character dwellings dating back from the turn of the century and are predominately in excellent condition.

With strong ties to the earliest European settlement within the Perth Metropolitan Region, development within this street should enhance the historic dwellings within the street and embrace dwelling designs which support the historic character of the precinct. While the character of the street is impacted by more contemporary designed buildings, the presence of minimal carparking structures within the street setback area and consistent street setbacks enhances the overall built quality to the street.

Redevelopment should respect and complement the predominant character of the street. Additions and alterations that are visible from the street should respond to the key architectural features of the dwelling on the lot and adjoining character dwellings.



	Local Housing Objectives Pursuant to Clause 7.3.1(b) of the Residential Design Codes, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.	Deemed to Comply Pursuant to Clause 7.3.1(a) of the Residential Design Co following provisions replace the Deemed to Comply requ the Residential Design Codes as specified.	
1. Stre	eet setbacks		
Augm	ents Clause 5.1.2 P2.1 and P2.2	places Clause 5.1.2 C2.1 i and ii and Clause 6.1.3	
01.1	The setbacks of dwellings should reflect the predominant streetscape pattern and be consistent with adjacent properties.	1 Ground floor primary street setbacks to be an average of directly adjoining properties on either side of the propo development.	
2. Set	backs of Garages and Carports		
Augm	ents Clause 5.2.1 P1	places Clause 5.2.1 C1.1, C1.2	
02.1	Carports and garages should be located so as to maintain the absence of car parking facilities within the streetscape.	2.1 Carports may be considered in front setback areas but of alternative location exists and a minimum setback of 1. primary street is maintained. Such carports shall not be any style of roller or tilt up panel door.	5m from the
02.2	Car parking facilities located within front setback areas should ensure that the predominant character elements of the dwelling are visible and unobstructed.	2.2 Where carports are considered appropriate in front sets carports shall be open in style and allow an unobstructe dwelling from the street.	
02.3	Car parking facilities that do not unduly impact the presentation of the dwelling to the streetscape.	2.3 Garages and carports must match the existing dwelling predominant colour, scale and materials and must be complementary and subservient to the dwelling.	's
		2.4 Carports and garages forward of the dwelling or within t setback area shall have a maximum wall height of 2.7 me	
		2.5 Carports and garages located within front setback areas have a maximum width of 5.5 metres (internal) or one-t frontage of the lot, whichever is the lesser.	

1				
	Local Housing Objectives Pursuant to Clause 7.3.1(b) of the Residential Design Codes, the following Local Housing Objectives augment the Design Principles of the Residential Design Codes as specified.		Deemed to Comply Pursuant to Clause 7.3.1(a) of the Residential Design Codes, the following provisions replace the Deemed to Comply requirements of the Residential Design Codes as specified.	
3. Ger	neral building design			
	ocal Housing Objectives as per Clause 7.3.1(b) of the ential Design Codes	Criter	ia deemed to satisfy Local Housing Objectives 07.1-07.5	
03.1	New development is sympathetic to and complements the character of the existing dwellings within the streetscape.	C3.1	The built form of any new dwellings shall complement the style, scale and form of the dwellings within the existing streetscape.	
03.2	New development shall ensure that unsympathetic contrasts in scale, mass and materials are avoided.	C3.2	The materials of any new dwellings as viewed from the street shall be consistent with the prevailing materials of the streetscape.	
03.3	Additions visible from the street shall be compatible with and respectful of the existing dwelling and the predominant character of the existing streetscape.	C3.3	Additions to an existing dwelling when viewed from the street shall complement the architectural style, form, colour and materials of the existing dwelling. In the case that the existing dwelling is not an original dwelling, additions shall complement the architectural style, form, colour and materials of the prevailing streetscape.	
03.4	The roof of new dwellings is to be consistent with the predominant roof form in the existing streetscape in terms of scale and pitch.	C3.4	The floor levels of new dwellings shall match or mediate between the floor levels of dwellings on either side of the proposed dwelling.	
03.5	Each street facing window should have a style that suits the predominant character of the street and the architectural style of the proposed dwelling.	C3.5	Windows to the front façade of an upper storey addition shall reflect the shape and configuration of the original dwelling's windows when viewed from the primary street.	

OFFICE USE ONLY		
Responsible Officer Manager Policy & Place		
Initial Council Adoption 22/09/2015		
Previous Title Local Planning Policy 7.5.15 – Character Retention Areas and Heritage Areas		
Reviewed / Amended 12/12/2017, 1/05/2018, 23/03/2021, 14/12/2021, 26/7/2022		
Next Review Date March 2022		

1.

2.

5.9 OUTCOME OF ADVERTISING - AMENDMENT 11 TO LOCAL PLANNING SCHEME NO.2 (ROYAL PERTH HOSPITAL EMERGENCY FLIGHT PATH)

Attachments:

Form 2A - Amendment 11 😃 🔀

Amendment No.11 Maps 🕂 🔛

RECOMMENDATION:

- 1. SUPPORTS Amendment 11 to Local Planning Scheme No. 2 without modification, pursuant to Regulation 50(3) of the Planning and Development (Local Planning Schemes) Regulations 2015, included in Attachment 1; and
- 2. FORWARDS all relevant information in accordance with Regulation 44 of the Planning and Development (Local Planning Schemes) Regulations 2015 to the Western Australian Planning Commission for approval.

PURPOSE OF REPORT:

To consider the outcomes of public consultation on Amendment 11 to Local Planning Scheme No. 2 (LPS2) and determine whether to support the amendment with or without modifications, or not to support the amendment.

BACKGROUND:

In September 2022 the City of Perth and the City of Vincent received a request from Element Advisory on behalf of the Department of Health - Eastern Metropolitan Health Service (EMHS) to initiate a scheme amendment to establish a Special Control Area to protect the Emergency Helicopter Flight Path to Royal Perth Hospital (RPH).

At its Ordinary Meeting of <u>18 October 2022</u>, Council determined to prepare Amendment 11 to Local Planning Scheme No. 2 (included as Attachment 1) to protect the Royal Perth Hospital Emergency Helicopter Flight Path.

In accordance with the requirements in the Planning and Development Act (Local Planning Schemes) Regulations (2015), a local government is required to pass a resolution to either support with or without modifications or not to support an amendment to the Scheme. The outcome of this is forwarded to the Western Australian Planning Commission (WAPC) for consideration and determination.

DETAILS:

The City has prepared Amendment 11 (**Attachment 1**) in response to the request from Element Advisory on behalf of the EMHS.

Amendment 11 to LPS2 proposes to:

- create a Special Control Area comprised of a "core flight path area" and a "frame flight path area" that make up the emergency flight path protection area;
- limit maximum building heights within the "core flight path area" to below between 65 and 120 metres above AHD equivalent to between 50 and 110 metres above natural ground level;
- require development approval for some development at a lower height within the core and frame areas so that works and temporary structures (such as cranes) can be managed to ensure they are not an obstruction risk within the emergency flight path corridor; and
- create a consultation process with the EMHS so they can provide advice on development applications and construction management plans located within the emergency helicopter flight path protection area.

Refer to **Attachment 2** for maps displaying the special control area.

Permanent development and temporary works and equipment have the potential to encroach into the emergency flight paths associated with the RPH helicopter landing site, presenting a hazard to helicopters. Amendment 11 proposed to control development within the core flight path area by limiting the height of permanent development (including parts of a building which are ordinarily excluded from building height calculations) so that it does not encroach above the flight path.

The RPH helicopter flight path has been determined in accordance with the International Civil Aviation Organisation's standards, which are industry best practice.

To determine the permitted development height proposed by Amendment 11 the AHD of each sites natural ground level would need to be determined. It should be noted that the approximate natural ground level of land within the City of Vincent is between approximately 5 and 20 metres above AHD.

Development would not be limited within the frame flight path area. The purpose of the frame flight path area is to ensure that temporary works and equipment, such as cranes, do not present a hazard to helicopters using the core flight path area.

Works which typically do not need approval under LPS2 and the *Planning and Development (Local Planning Schemes) Regulations 2015* would require development approval where they are situated above or within 30 metres of the maximum AHD heights specified in the Core and Frame Flight Path Areas. This is to ensure that permanent and temporary development and equipment would not present a hazard to helicopters using the emergency flight path protection area. Where development approval is required, the EMHS would be consulted both in relation to the proposed development and any associated construction management plan.

Following consultation on the amendment which has recently concluded, Council is now required to resolve to either support, with or without modification or not to support the amendment.

Impact to the Draft North Claisebrook Planning Framework.

The draft framework was endorsed for advertising at the <u>16 May 2023 Ordinary Meeting of Council</u>, and portions of the precinct area are within the special control area. The draft framework has been prepared with reference to the scheme amendment, proposing heights within the limits of the scheme amendment.

SUMMARY OF CONSULTATION:

The proposed Amendment 11 was advertised for 60 days via the City's website, a notice in a local newspaper, a notice exhibited in the City's Administration Centre and a letter drop to adjoining owners and occupiers.

The City received two enquiries from members of the public, one querying how the scheme amendment would affect their property and the other enquiring on how the scheme amendment would affect the future redevelopment of the concrete batching plants at 71 Edward Street, Perth and 120 Claisebrook Road, Perth.

No other submissions from the community were received.

Environmental Protection Authority (EPA)

Amendment 11 to LPS2 was referred to the EPA in accordance with Section 81 of the Planning and Development Act 2005. The EPA reviewed the proposal and advised that no further assessment was required.

DevelopmentWA reviewed the proposal in the context of the East Perth Power Station project. They advised that they had no objection to the proposed amendment.

It is recommended that Council supports Amendment 11, included as Attachment 1.

LEGAL/POLICY:

- Planning and Development Act 2005;
- Planning and Development (Local Planning Schemes) Regulations 2015;
- State Planning Policy 7.3 Residential Design Codes (R-Codes);
- Local Planning Scheme No. 2;
- Community Engagement Framework;
- Policy No. 7.1.1 Built Form; and
- Draft North Claisebrook Planning Framework.

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk to endorse Amendment 11 to LPS2, to be forwarded to the WAPC and determined by the Minister for Planning.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's Strategic Community Plan 2022 - 2032:

Sensitive Design

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

SUSTAINABILITY IMPLICATIONS:

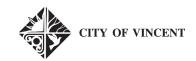
This does not contribute to any specific sustainability outcomes of the City's Sustainable Environment Strategy 2019-2024.

PUBLIC HEALTH IMPLICATIONS:

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

FINANCIAL/BUDGET IMPLICATIONS:

The cost of progressing Amendment 11 would be met through the City's existing operational budget.



LOCAL PLANNING SCHEME NO. 2

Amendment No. 11

Complex amendment to include a Special Control Area over the Royal Perth Hospital Emergency Flight Path.



FORM 2A

r					
	Planning and Development Act 2005				
	RESOLUTION TO PREPARE AMENDMENT TO LOCAL PLANNING SCHEME				
	CITY OF VINCENT LOCAL PLANNING SCHEME NO. 2 AMENDMENT NO. 11				
	SOLVED that the local government pursuant to section 75 of the <i>Planning and Development Act</i> 05 (as amended), amend the above Local Planning Scheme to:				
1.	Delete the following text under Part 5 clause 36:				
	There are no special control areas which apply to this Scheme.				
2.	Insert the following text into Part 5 clause 36:				
	1. The following special control areas are listed in Schedule 4 –				
	(a) Royal Perth Hospital Flight Path Protection Special Control Area				
	2. Provisions that apply to a special control area are set out in Schedule 4 and apply in addition to any other provision of this Scheme.				
	 Where a provision of a special control area is inconsistent with any other provision of this Scheme, the provision of the special control area is to prevail. 				
	 Special control areas are marked on the Scheme Map according to the legend on the Scheme Map. 				
3.	Insert new Schedule 4:				
	Schedule 4 - Special Control Areas 1. (a) Royal Perth Hospital Helicopter Flight Path Protection Special Control Area				
	1.1 Special Control Area The following provisions apply to the land shown in Figures 1.1 to 1.4 as the Royal Perth Hospital Helicopter Flight Path Protection Special Control Area which comprises Core and Frame Flight Path Areas.				
	Note: The provisions of this Special Control Area do not apply to the parts of the Special Control Area which are legislated under the Metropolitan Redevelopment Act 2011 or to telecommunication facilities legislated by the Telecommunications (Low Impact Facilities) Determination Act 1997.				
	 1.2 Objectives The objectives of the Royal Perth Hospital Helicopter Flight Path Protection Special Control Area are – a. To ensure the continued safe operation of Royal Perth Hospital's Strategic Helicopter Landing 				
	Site in support of the hospital's function as the State's Major Trauma Unit. b. To ensure that permanent development does not encroach into the Core Flight Path Area.				



c. To ensure that temporary works and equipment within the Special Control Area do not present a hazard to helicopters using the Core Flight Path Area.

1.3 General Provisions

- 1.3.1 Where a provision of another Special Control Area is inconsistent with a provision of this Special Control Area, the provisions of this Special Control Area shall prevail.
- 1.3.2 Notwithstanding clause 36(3) of the Scheme, where the heights specified in sub-clause 1.5.1 of this Special Control Area are inconsistent with the heights specified on the Maximum Building Heights Plan, whichever is the lower height shall apply.

1.4 Requirement for Development Approval for Works

In accordance with sub clause 61(6)(a) of the Deemed Provisions, an application for development approval for works that are typically excluded under clause 61(1) of the Deemed Provisions shall be required for works that are situated above or within 30 metres of the maximum Australian Height Datum (AHD) heights specified in Figures 1.2 and 1.3 for the Core and Frame Flight Path Areas.

1.5 Development Requirements

- 1.5.1 Within the Core Flight Path Area, permanent development, including the parts of a building which are ordinarily excluded from building height calculations, shall not exceed the maximum AHD heights specified in Figures 1.2 and 1.3, as well as intermediate maximum AHD heights determined by a 4.5% gradient as shown in Figure 1.4.
- 1.5.2 Within the Core and Frame Flight Path Areas, temporary works and equipment shall not present a hazard to helicopters using the Core Flight Path Area.

1.6 Consultation with Other Authorities

Where development and any associated works and equipment are situated above or within 30 metres of the maximum AHD heights specified in Figures 1.2 and 1.3 and/or the intermediate maximum AHD heights specified in Figure 1.4 for the Core and Frame Flight Path Areas, the local government shall provide a copy of the application for development approval to the owner of the Royal Perth Hospital Helicopter Landing Site for objections and recommendations in accordance with clause 66 of the Deemed Provisions.

Note: The Department of Health's East Metropolitan Health Service is the owner of the Royal Perth Hospital Helicopter Landing Site.

1.7 Consideration of Application by Local Government

- 1.7.1 Development approval shall not be granted for permanent development in the Core Flight Path Area which exceeds the maximum AHD heights specified in Figures 1.2 and 1.3 or the intermediate maximum AHD heights specified in Figure 1.4.
- 1.7.2 In considering an application for development approval (other than an application for which approval cannot be granted under subclause 1.7.1), the local government is to have due regard to the following matters:
 - a. the objectives of this Special Control Area; and
 - the views of the owner of the Royal Perth Hospital Helicopter Landing Site in relation to how the application addresses the National Airports Safeguarding Framework -Guideline H, or any other relevant technical guidelines.



- 1.7.3 Where development and associated works are situated above or within 30 metres of the maximum AHD heights specified in Figures 1.2 and 1.3, or the intermediate maximum AHD heights in Figure 1.4, for the Core and Frame Flight Path Areas, the local government shall include as a condition of development approval, the submission of a Construction and Demolition Management Plan in a form and manner to the satisfaction of the local government.
- 1.7.4 The local government shall provide a copy of the Construction and Demolition Management Plan, including any subsequent amendments to the plan, to the owner of the Royal Perth Hospital Helicopter Landing Site for recommendations for the local government to consider in determining the acceptability of the plan.
- 1.7.5 The owner of the Royal Perth Hospital Helicopter Landing Site shall, within 21 days of receiving the Construction and Demolition Management Plan, or within such longer period as the local government allows, provide to the local government a memorandum in writing containing any recommendations with respect to the plan and any subsequent amendments to the plan.
- 1.7.6 The Construction and Demolition Plan shall provide details of the temporary works and equipment, including cranes, to be used on site for construction and demolition purposes including but not limited to:
 - a. The duration of the construction period (start date and end date) and the time period in which any crane or other equipment will remain on site;
 - b. Maximum operating height, maximum operating radius and operating time/s of any crane or other equipment; and
 - c. The measures to be taken to minimise any potential impact on and/or encroachment into the Core Flight Path Area.

1.8 Definitions

The following definitions apply within the Special Control Area:

Core Flight Path Area - is the protected operational flight paths used by helicopters arriving and departing the Royal Perth Hospital Helicopter Landing Site as defined by the relevant civil aviation guidelines and/or standards as shown in

Figures 1.1 to 1.4.

Frame Flight Path Area - is the area adjoining the Core Flight Path Area as shown in Figures 1.2 and 1.3 within which temporary works and equipment need to be considered in relation to their impact on the Core Flight Path Area.

Royal Perth Hospital Helicopter Landing Site – the rooftop landing surface used for the arrival or departure of helicopters associated with the operations of the Royal Perth Hospital State Major Trauma Unit as shown in Figure 1.1.

Permanent development - development which is not temporary works or equipment.

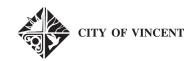
Temporary works and equipment – works and equipment such as cranes, machinery and structures used temporarily to undertake development and/or maintenance.

4. Insert Figures 1.1 to 1.4 into Schedule 4 – Special Control Areas of the Scheme.



The amendment is complex under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

- The amendment is not consistent with a local planning strategy for the scheme that has been endorsed by the Commission; and
- The amendment is not addressed by any local planning strategy.



Dated this day of 2022

CHIEF EXECUTIVE OFFICER



LOCAL PLANNING SCHEME NO. 2

Amendment No. 11

COUNCIL RECOMMENDED/SUBMITTED FOR APPROVAL

Supported for submission to the Minister for Planning for approval by resolution of the City of Vincent at the Ordinary Meeting of the Council held on the and the Common Seal of the City of Vincent was hereunto affixed by the authority of a resolution of the Council in the presence of:

MAYOR

CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDED/SUBMITTED FOR APPROVAL

DELEGATED UNDER S.16 OF THE PLANNING AND DEVELOPMENT ACT 2005

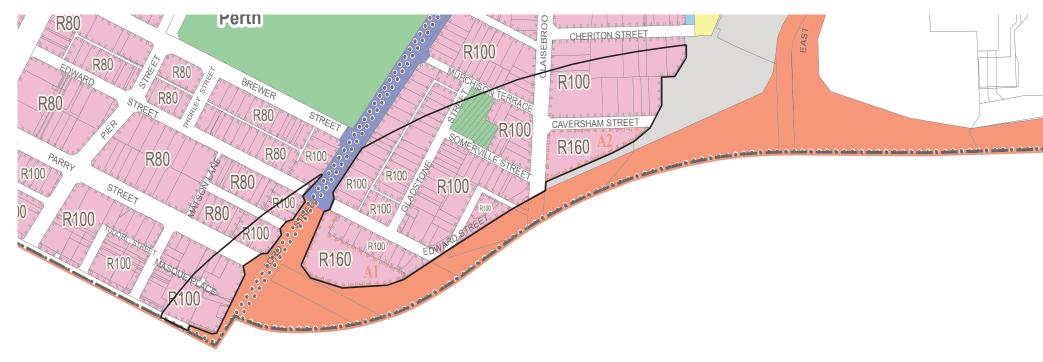
DATE.....

APPROVAL GRANTED

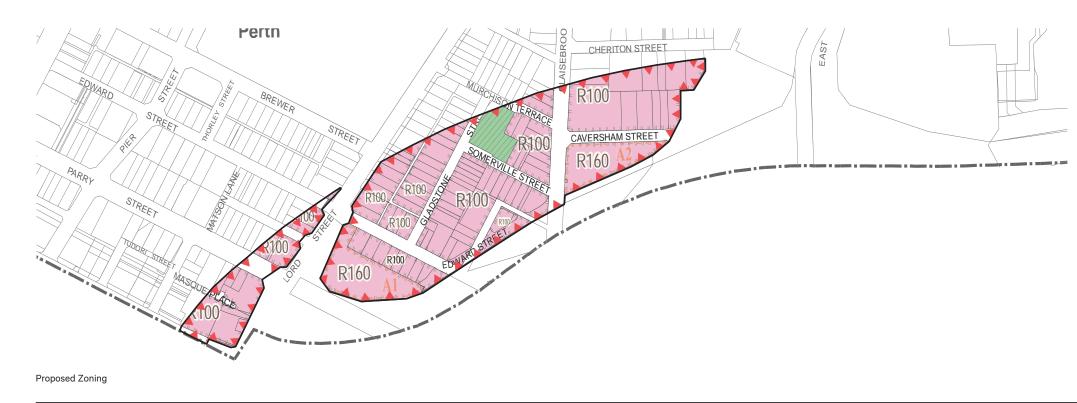
MINISTER FOR PLANNING S.87 OF THE PLANNING AND DEVELOPMENT ACT 2005

DATE.....

Item 5.9- Attachment 1

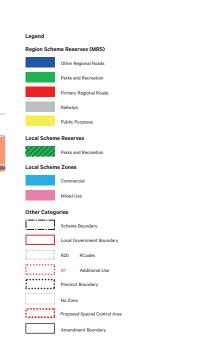


Existing Zoning

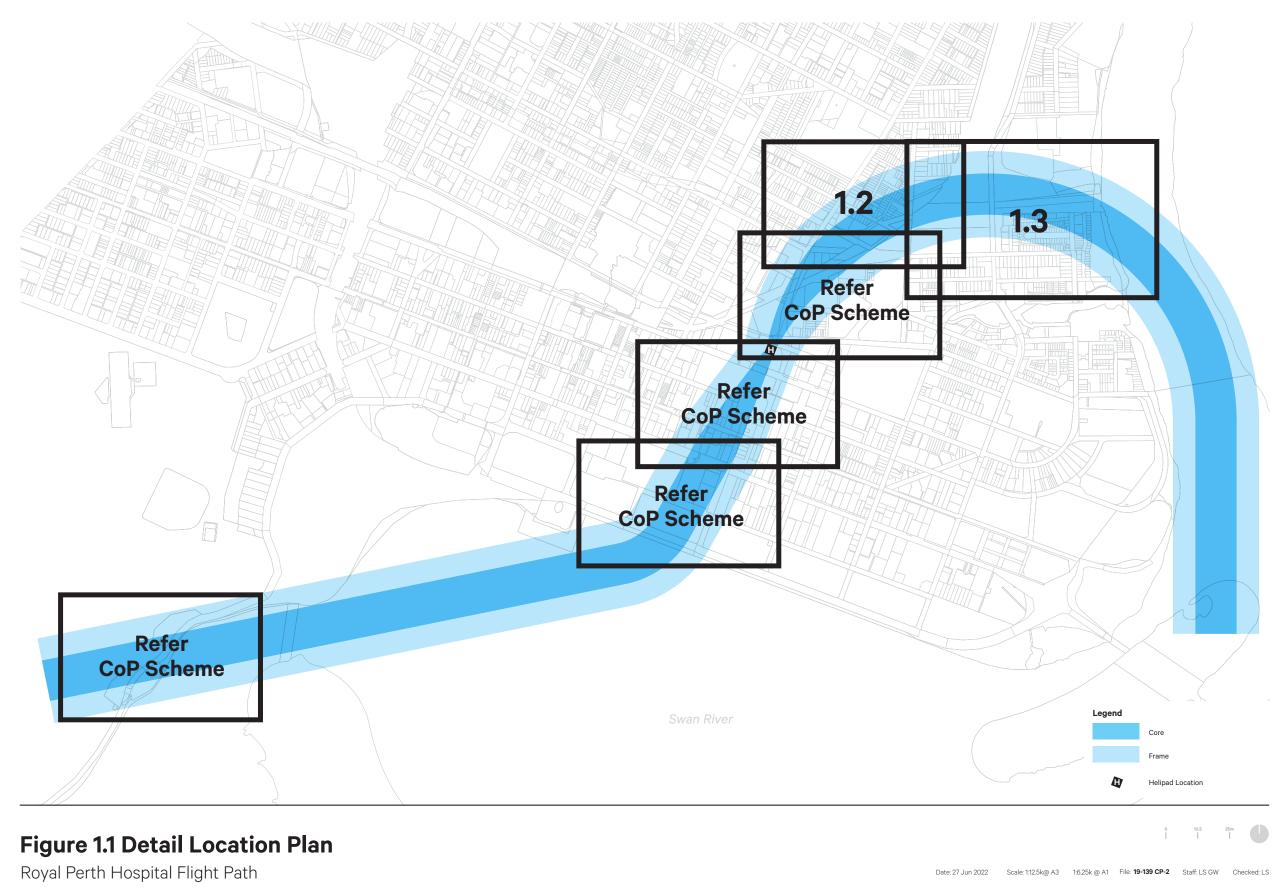


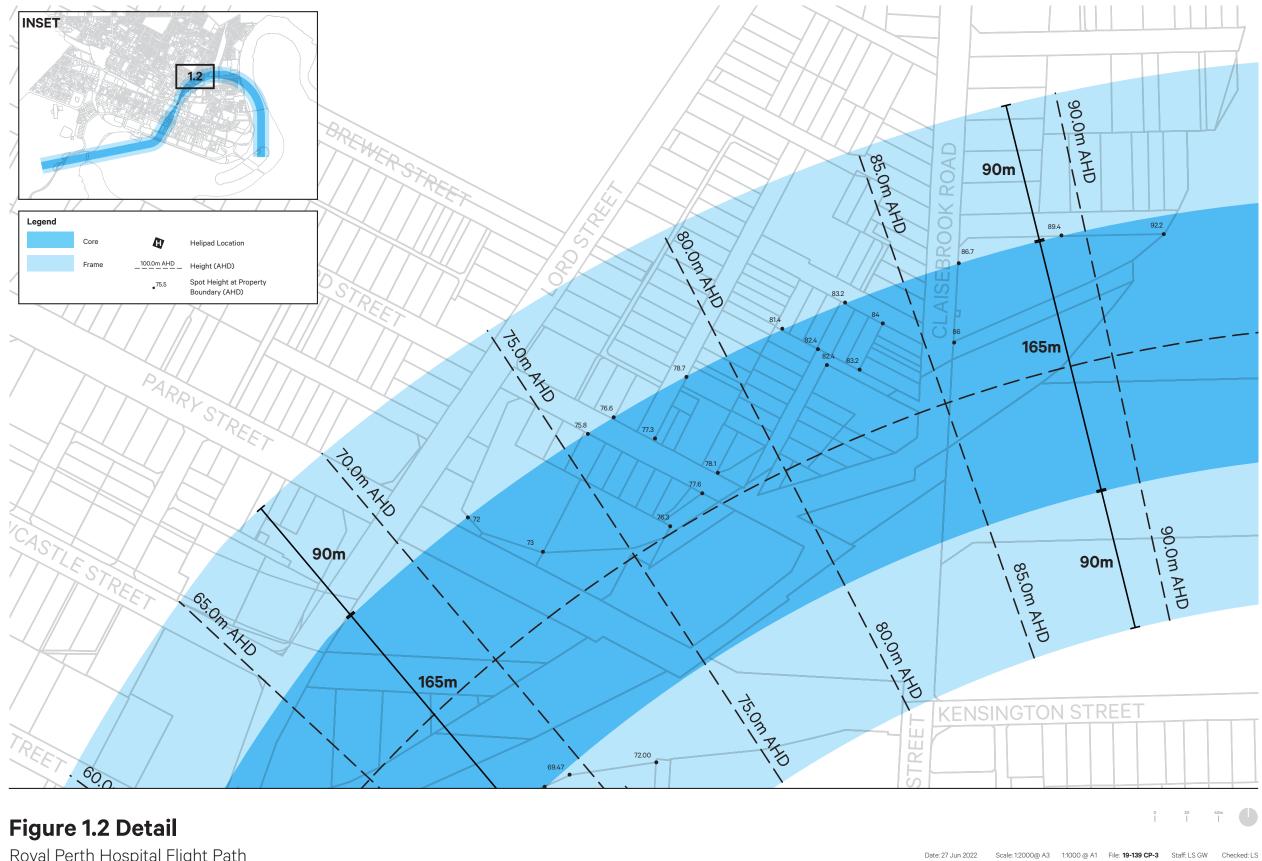
City of Vincent LPS 2 - Proposed Special Control Area

Royal Perth Hospital Flight Path

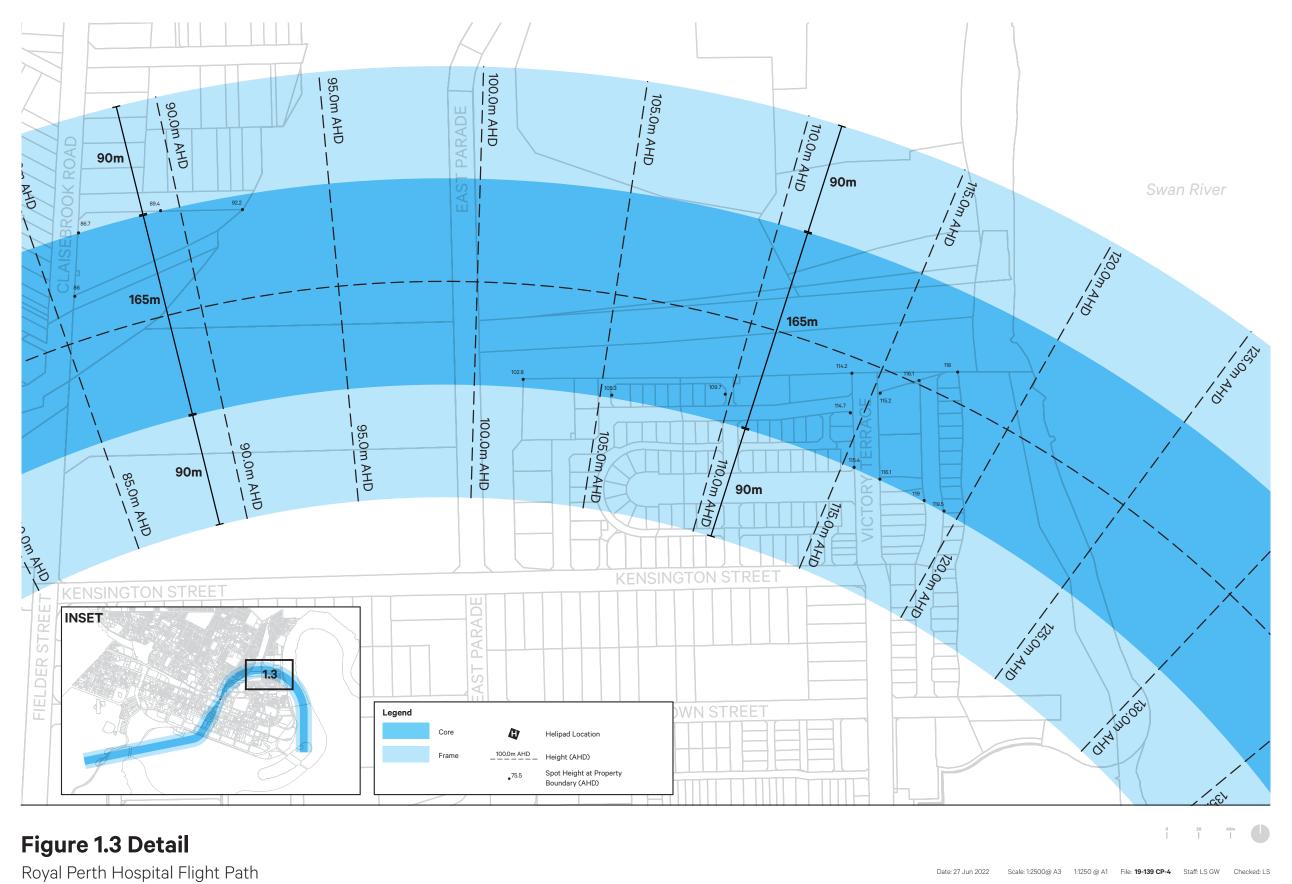








Royal Perth Hospital Flight Path





Typical section showing application of intermediate maximum AHD heights.

Note: Proponents will need to consider location, orientation and context of the development site in relation to the Helipad and associated flight paths in calculating intermediate maximum AHD heights.

Figure 1.4 Intermediate Maximum AHD Heights

Royal Perth Hospital Flight Path

Date: 3 Oct 2022 Scale: NTS @ A3 NTS @ A1 File: 19-139 CP-7 A Staff: LS GW Checked: LS

5.10 APPROVAL TO ADVERTISE BUSINESS CASE FOR REDEVELOPMENT PROPOSALS, LEEDERVILLE

This report will be finalised and published prior to the Council Briefing on 18 July 2023.

In accordance with clause 2.5 of the City's <u>Meeting Procedures Policy</u> this report will supplement the Council Meeting / Council Briefing Agenda as a late report due to the following circumstances:

• the urgency of the business is such that the business cannot await inclusion at a subsequent meeting;

Justification for inclusion

The report is being updated following Council Workshop on 11 July 2023 with legal advice required to inform the report and recommendation.

6 INFRASTRUCTURE & ENVIRONMENT

6.1 BIKE PLAN 2022-2028

Attachments: 1. Survey Response Report Bike Plan 2023-2028 <u>U</u> 2. Bike Plan 2023-2028 <u>U</u>

RECOMMENDATION:

That Council ADOPTS the Bike Plan 2023 – 2028 as detailed in Attachment 2.

PURPOSE OF REPORT:

For Council to consider and adopt the Bike Plan 2023-2028.

BACKGROUND:

The Bike Plan 2023-2028 is a five (5) year plan detailing works that will align to the Long-Term Cycle Network plan (LTCN), developed by the Western Australian State Government.

DETAILS:

Administration engaged a consultant (*Flyt*) in January 2022 to assist with the review and planned update of the Bike Network Plan 2013. *Flyt* and Administration have now completed the final draft as detailed within **Attachment 2.**

Through Council Workshops in November 2021 and November 2022, Administration provided updates on the progression of the Bike Plan. Community consultation commenced in December 2022, continued in January 2023 and March 2023, with the final consultation issued in May 2023 and concluding in June 2023.

Consultation was completed through;

- Community markets.
- Online community surveys.
- In-person.
- Sustainability and Transport Advisory Group (STAG) meetings.
- Council Workshops.

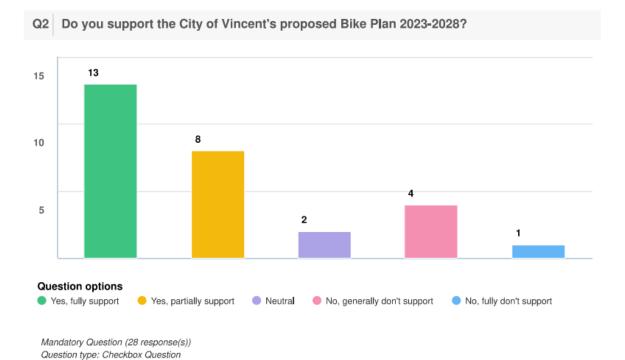
The Bike Plan focuses on a schedule of works for the next five years. These works aim to make parts of the aspirational LTCN into safe and comfortable cycling routes. Projects along the LTCN routes are eligible for additional funding from the state government's Western Australian Bike Network program.

In addition to the LTCN routes, the research conducted for the Bike Plan 2023-2028 has considered if any additional routes are needed to fill gaps and make a better network.

CONSULTATION/ADVERTISING:

Previous consultation is noted in the 'Details' section of this report. The final consultation completed in May/June 2023 is detailed within attachment 1.

The graph below shows that 75% fully or partially support the final draft of the Bike Plan 2023-2028. The majority of respondents (89%) are City of Vincent residents.



LEGAL/POLICY:

Road Traffic Act 1974

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to adopt the Bike Plan 2023-2028.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's Strategic Community Plan 2022-2032:

Enhanced Environment

We have minimised our impact on the environment.

Accessible City

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

Sensitive Design

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

Innovative and Accountable

We engage with our community so they are involved in what we are doing and how we are meeting our goals.

SUSTAINABILITY IMPLICATIONS:

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

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:

Administration has now concluded the grant agreement for developing the Bike Plan 2023-2028 which was 50/50 funded with the Department of Transport (DoT) to a total value of \$61,516.41 (ex GST).

The original capital works budget in 2022-2023 for this project was \$60,000 with the \$1,516.41 overspend due to additional costs related to community consultation and marketing.

The new Bike Plan 2023-2028 action items are currently unfunded. Allocations of \$771,000 (funded 50% from DoT) is for the Norfolk Street – Safe Active Street project to be designed and delivered over the next 3 years.

Administration will seek funding for action items within the Bike Plan 2023-2028 from DoT and other funding sources including Cash in Lieu for Car Parking. As per the City's Local Planning Policy No. 7.7.1 – Non-Residential Development Parking Requirements the City has discretion over the expenditure of the cash-in-lieu funds collected on delivering projects which meet this definition, providing public transport infrastructure, walking and cycling infrastructure, parking infrastructure and demand management.

City of Vincent Network Bike Plan 2023-2028

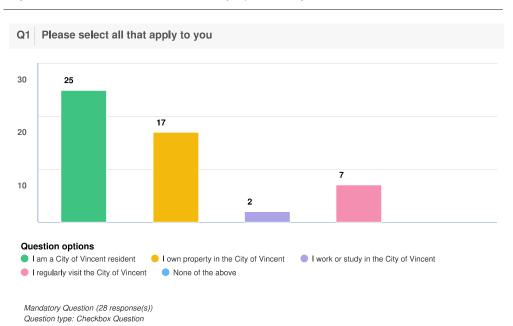
SURVEY RESPONSE REPORT 08 May 2023 - 12 June 2023

PROJECT NAME: City of Vincent Bike Network Plan 2023-2028

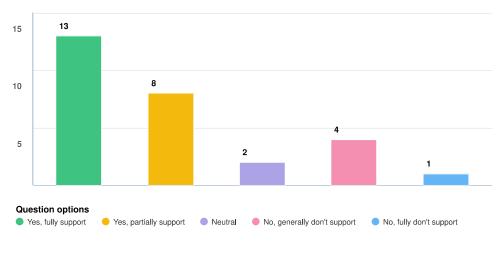


SURVEY QUESTIONS

Page 1 of 21



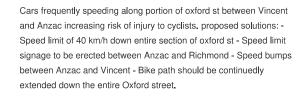
Q2 Do you support the City of Vincent's proposed Bike Plan 2023-2028?



Mandatory Question (28 response(s)) Question type: Checkbox Question

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Q3 Do you have any comments in relation to Vincent's connected neighbourhood approach and local neighbourhood connectivity? Please see page 18 of the draft Bike Plan for more information.



The change in legislation in 2016 to allow all cyclists to ride on footpaths was strongly opposed at the time by the then Mayor, John Carey. With the majority the Labor government has in WA every effort should be made to reverse this legislation. The footpaths in Vincent are barely adequate for pedestrians and totally inadequate when bicycles are added to the mix. This is particularly so when the bicycles are ridden at high speed and in an aggressive manner. It is upsetting to see the on road cycle paths in Vincent, implemented at ratepayers expense, devoid of traffic while cyclists use the adjacent footpath. If there is a dedicated cycle path available, cyclists should be excluded from the footpath unless under 12 years of age. I am concerned that amenity is being provide to cyclists to the detriment of pedestrians. The state of the footpath network in Vincent needs to be addressed. I have continually sent photographs of cars parked over the footpath and trees and shrubs (many council controlled) overgrowing the footpath in excess of 50%. At one stage the Head Ranger rang and asked me to provide addresses of properties where vehicles were parked over the footpath. I declined because I felt it was their job, not mine.

I support the connected neighbourhoods approach but have concerns about the linked connectivity. The plans to link the neighbourhoods (particularly east to west) seem well intended but too light on concrete action. Your plans read more like research/scouting/generalisms rather than anything more, which is disappointing given the timeframe this plan is proposed to cover. I would like to see priority given to identifying linking routes and then actioning of their upgrade to safe primary routes for cyclists. Lastly, it occurs to me that living on the edge of one community may mean that accessing another is inadvertently made more difficult with the current prioritisation of plans.

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	Better consultation and collaboration with locals is needed. Need more safe places to lock up bikes.
	Very pleased to see you using this concept in your plan!
	Do not convert the path on the eastern side of Britannia park into a bike track. There are 2 cycle paths on either side of the freeway and a mountain bike track on the west side of Britannia park. That's enough amenity for what is a limited number of people. The east side of the path is used extensively by walkers, dogs and the elderly. It is the part of the park used for strolling and contemplative walking. It would be nice to not have idiots on bikes to be concerned about.
	seems well considered
Anonymous /31/2023 07:14 PM	Resident's still need to and deserve to be able to access parts of their neighbourhood via car. The City needs to respect that not everyone is physically able to ride or walk everywhere.
Anonymous 1/31/2023 07:42 PM	There has to be ample secure and a convenient facility to park a bike up in any of the town centre areas. If I were to go to local shops it will be for specific Items, in and out and off home. I will not lock bike up and wander for a browse around the shops. Don't trust leaving bike for any length of time unattended. If you want a Family to travel by bike it must be easy and secure to encourage people to spend time. Focus seems mainly on routes and traffic safety, with little regard of where they store a bike when they get to town centres. What type of storage should be made available I don't know, not an easy problem to solve but believe its a major problem that stops people from doing local shops on a bike as opposed to easy option of jumping in the car knowing they will be able to easily park up.
Anonymous /01/2023 12:57 AM	This is really good. I'm happy to see a commitment to connecting our local neighbourhoods.
Anonymous /03/2023 05:21 PM	This is much needed. The current bike lanes are fragmented and puts cyclists / scooters at risk (share road with impatient drivers)
Anonymous	This approach has a major drawback for example for residents

between fitzgerald and william street. Accessing shops requires
crossing a busy and unsafe Fitzgerald street which discourages travel
by bike for most. Accessing Beatty park, Lederville oval or the library
requires crossing two or even three busy streets like Charles and
Loftus. The 15 minute neighborhoods should be reconsidered to give
residents between Fitzgerald street and William street better bicycle
accessibility to neighborhood amenities.
The existing walkway along the east side of Leederville Reserve is
safe and pleasant the way it is. It would be dangerous to pedestrians
and dogs to have speeding bicycles using the same path. There is
already a bike path on the west side of the reserve alon gbeside the
Freeway. Perhaps an alternative path could be placed along Brentam
Street between Britannia Rd and Bourke St.
Please don't put another bike path in Britannia Reserve park. The
current mixed use path is already very busy with elderly residents
walking, people jogging, dogs being exercised, parents with prams
and toddlers on bikes and scooters and school kids on bikes. It's
already full to capacity. To put another bike path in is fraught with
danger. There is already a perfectly usable and efficient bike path on
the freeway side of the park
Making the Eastern border of Britannia into a bike path is dangerous
to the many dog owners and aged care residents that use this shaded
section to walk. It is unnecessary as their is already bike facilities
(including the path to the CBD) on the Western boundaries. It will
result in the injury or death of an aged care resident, dog or resident.
Nothing specific. Wherever possible there need to be more secure
cycling infrastructure where the cyclists has protection and not

Q4 Leederville Neighbourhood Plan Do you have any comments in relation to Vincent's identified actions? Please see page 21 of the draft Bike Plan for more information.



can you fix the cycle route along Oxford st so car doors aren't being opening onto cyclists. happens almost daily when motorists open car doors when they're not looking. needs to be fully sperated to

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	something similar to that along Scarborough beach road.
	Cars frequently speeding along portion of oxford st between vincent and Anzac increasing risk of injury to cyclists. proposed solutions: - Speed limit of 40 km/h down entire section of oxford st - Speed limit signage to be erected between Anzac and Richmond - Speed bumps between Anzac and Vincent - Bike path should be continuedly extended down the entire Oxford street.
	Extend lower speed limits down entirety of Oxford street to promote adoption and safer bike transport. Parents more likely to allow kids to cycle if safe. Assist in providing major transport network linking mt hawthorn and northern Leederville to major commuter networks into the city
	This all seems reasonable and fair, I recognise many actions from the 'issues' map completed by the cycling community. There is, however, too much 'investigate' and 'consider' rather than 'assess & act' or 'address'. This plan reads well meaning, but is lacking commitment, the risk being loss of momentum in actually creating meaningful improvement.
	Offer more safe places/options to lock up bikes.
	no comment
Anonymous 5/31/2023 07:14 PM	N/A
Anonymous 6/01/2023 12:57 AM	Really happy to see a commitment to improving the quality of Vincent st. Its a terrifying place to be either a bike rider or pedastrian. Leederville is a place I love to visit but Its only reasonably accessible by car. Eventually a dedicated cycle path should be put in place.
Anonymous 6/03/2023 05:21 PM	1. Low speed zones do not work with impatient drivers. 2. Yes much needed, the section between Leederville and Perth CBD is narrow, full of tree roots and has dangerous blind corders. 3. Yes, avoid low hanging trees / bushes that cause a hazard to cyclists / scooters. 4. Yes, some lighting along the path would also be nice for safety

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Sity of vincent network bike Plan 2025	-2026 . Survey Report for 06 May 2023 to 12 June 2023
	crossing at Powis Street exit to Lake Monger is very dangerous, especially during peak hour (in the morning) - where there is non-stop traffic and cars actually accelerate through the exit, given it's a no- stop exit and doesn't require cars to slow down. 7. Agree. When I cycled through Copenhagen (Denmark), the bike network was in parallel to the car network, with their own traffic lights, etc. Work with shops / City of Perth / etc to install more parking areas / facilities. Great to be cycling around, but unless you have access to end of trip facilities in your office - there isn't enough safe places in the city to park your bike / scooter and most buildings don't let you take your bike / scooter through their buildings.
Anonymous 6/06/2023 04:13 PM	No comments
Anonymous 6/09/2023 04:42 PM	Making the Eastern border of Britannia into a bike path is dangerous to the many dog owners and aged care residents that use this shaded section to walk. It is unnecessary as their is already bike facilities (including the path to the CBD) on the Western boundaries. It will result in the injury or death of an aged care resident, dog or resident.
Optional question (11 response(s), 17 Question type: Essay Question	skipped)
	ood Plan Do you have any comments in relation to Vincent's page 24 of the draft Bike Plan for more information.
	Cars frequently speeding along portion of Oxford st between Vincent and Anzac increasing risk of injury to cyclists and pedestrians. proposed solutions: - Speed limit of 40 km/h down entire section of oxford st - Speed limit signage to be erected between Anzac and Richmond - Speed bumps between Anzac and Vincent - Bike path should be continuedly extended down the entire Oxford street.
	Yes concerned re trying to establish links from bennelong pl to North perth

The footpath on Scarborough Beach Road alongside Braithwaite Park needs to be a priority; it is narrow, it is a high traffic area due to the park and the school, there is now dedicated cycle path, shrubbery overhangs it and the verge is just a dustbowl in summer. The footpath should be widened right out to the verge. Your concerns about safety

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	are ridiculed by the number of parents ushering their children on foot
	and on bicycles across busy Scarborough Beach Road almost
	directly under the existing pedestrian bridge and the dual people
	pedestrian crossing just 75m to the west.
	Extend lower speed limits down entirety of Oxford street to promote
	adoption and safer bike transport. Parents more likely to allow kids to
	cycle if safe. Assist in providing major transport network linking mt
	hawthorn and northern Leederville to major commuter networks into
	the city. As Oxford st is a local route it needs to promote safe and
	inclusive environment for uptake of cycling by people of all ages.
	Improving safe infrastructure will help to move Oxford st from LOT 3/4
	classification to 1/3.
	This also seems reasonable and fair, I recognise many actions from
	the 'issues' map completed by the cycling community. There is,
	however, again too much 'investigate' and 'consider' rather than
	'assess & act' or 'address'. This plan reads well meaning, but is
	lacking commitment, the risk being loss of momentum in actually
	creating meaningful improvement.
	I oppose a bike path proposed along Britannia Rd. This is a
	dangerous proposition with the number of locals, kids and dogs that
	cross this road at peak times to access Britannia Reserve for sports,
	exercise and recreation. Britannia Rd also fills with parked cars during
	peak times and weekend mornings, as the carpark doesn't have the
	capacity to cater for all activities in this area. Losing a side of parking
	reduces access to the Reserve and Litis Stadium. A bike path already
	exists on the freeway side that connects Bourke St to Britannia Rd
	and poses less risk of accidents with cars, dogs, pedestrians and
	and poses less lisk of accidents with cars, dogs, pedesitians and aged care residents which frequent the Reserve.
	See above
	I don't think slowing traffic to 30km/hr through MH town centre will
	make riding my bike between Oxford St and Kalgoorlie St any more
	attractive
nonymous	N/A

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Anonymous 6/01/2023 12:57 AM	Not an area I visit much
Anonymous 6/03/2023 05:21 PM	Extend the green bike lane on Scaborough Beach Road to Main Street traffic lights. It kinda ends abruptly.
Anonymous 6/05/2023 05:39 PM	I completely and totally object to any different bike path along eastern side of Britannia Reserve (Note correct spelling). Bad enough, you've now made it a shared pathway not U12. This is right alongside a Retirement Village, a space where children learn to ride, where prams and toddlers are, where sport is played, where dogs are walked, where joggers run. FAST BIKES ARE NOT REQUIRED. There already is a bike path from Britannia Road to Bourke Street being on the Western side of Reserve along Freeway. You must definitely want a serious accident to happen. Whoever thought of this cannot live in or care about our neighbourhood as shown by spelling of Britannia.
Anonymous //05/2023 08:03 PM	Ridiculous to open eastern side of Britannia Reserve to increased cycle traffic. The amount of prams, elderly residents, families watching children play sports, dog walkers, joggers,etc. What on earth are you thinking of? All you possibly need is to link the main cycleway alongside the freeway to Britannia Road.
Anonymous 6/06/2023 04:13 PM	No comments
Anonymous 6/09/2023 04:42 PM	-

Optional question (15 response(s), 13 skipped) **Question type:** Essay Question

Q6 Mt Lawley/Highgate Neighbourhood PlanDo you have any comments in relation to Vincent's identified actions? Please see page 27 of the draft Bike Plan for more information.



This again seems reasonable and fair, I again recognise many actions from the 'issues' map completed by the cycling community. There is, however, still too much 'investigate' and 'consider' rather than 'assess & act' or 'address'. The plan reads as well meaning, but is lacking commitment, the risk being loss of momentum in actually creating meaningful improvement.

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	Νο
	Highly supportive of the Bulwer Street bike lane extension, including investigating the channeling of cyclists into a narrow traffic lane. Separating pedestrians and cyclists along the Swan River Shared Path in certain sections would be fantastic and would alleviate a lot of angst (from others) that occurs during weekends. I say this as both a regular pedestrian/runner and cyclist of this area. I am excited to see you advocate for improving the Guildford Rd/East Parade/Whatley intersection! I have experienced many near-misses and angry drivers at this intersection as a pedestrian and cyclist. I wrote to Main Roads recently about this and based on their response, your advocacy will be required in order to improve safety at this intersection.
	no comment
Anonymous 5/31/2023 07:14 PM	That residents who are not physically able to ride a bike or walk distances will be unfairly unable physically access places within their own neighbourhood.
Anonymous 6/01/2023 12:57 AM	I would like to see much more improvement to both William St and Beaufort St. These are the street I use the most to access groceries, shops, restaurants and bars, and are extremely unsafe for bike riders. I think it's a shame that these two streets have been largely neglected in the draft plan. All the points regarding Bulwer street are very good though and I'm happy to see improvement their.
Anonymous 6/03/2023 05:21 PM	None
Anonymous 6/06/2023 04:13 PM	Some really good actions, but this doesn't go far enough in my preference. The outcome map doesn't provide a solution where it is safe enough for everyone to cycle both from north to south and especially from east to west between North and East Perth. Connectivity to the riverfront should be safe, efficient and reliable by bike for everyone living in City of Vincent.
Anonymous 6/09/2023 04:42 PM	-

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Optional question (9 response(s), 19 skipped) **Question type:** Essay Question

Q7 North Perth Neighbourhood PlanDo you have any comments in relation to Vincent's identified actions? Please see page 30 of the draft Bike Plan for more information.

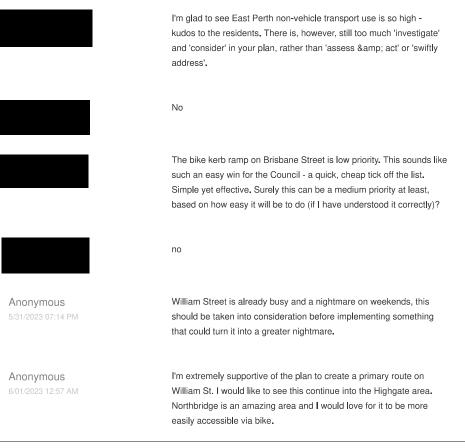
	This again seems reasonable and fair, I again recognise many actions from the 'issues' map completed by the cycling community. I specifically welcome the intention to investigate safer crossing from Ethel to Throssell, but as per other aspects of the plan commitment to actions are weak, the risk being loss of momentum in actually creating meaningful improvement.
	No
	Please get started on the Norfolk St safe active street project!
	Signal-controlled pedestrian intersection across Walcott at Hunter St is a fantastic idea! With the primary school on one side, this is absolutely necessary to encourage more children to walk/cycle to school safely. It will also be appreciated by many (including myself) when cycling to the Kyilla Community Farmers Market on Saturdays.
	no
Anonymous 5/31/2023 07:14 PM	N/A
Anonymous 6/01/2023 12:57 AM	Vincent Street feel very unsafe in this area too. I would like to see more plans in place to improve this.
Anonymous 6/03/2023 05:21 PM	None
Anonymous 6/06/2023 04:13 PM	Good in principle, but the outcome map doesn't provide a solution where it is safe enough for everyone to cycle both from north to south and especially from east to west between North and East Perth. Connectivity to the riverfront should be safe, efficient and reliable by

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	bike for everyone living in City of Vincent.
Anonymous 6/09/2023 04:42 PM	-
Anonymous 6/09/2023 11:20 PM	It would be good to have a specific bike lane through Hyde Park to help connect North Perth to the City.
Optional question (11 response(s), 17	′ skipped)

Question type: Essay Question

Q8 William Street (Northbridge) Neighbourhood PlanDo you have any comments in relation to Vincent's identified actions? Please see page 33 of the draft Bike Plan for more information.



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Anonymous 6/03/2023 05:21 PM	None
Anonymous 6/05/2023 05:39 PM	24/37 Britannia Road
Anonymous 6/06/2023 04:13 PM	No comments
Anonymous 6/09/2023 04:42 PM	-
Anonymous 6/10/2023 11:08 AM	Fully support the initiatives especially the Forbes and William Street crossing - even for pedestrians it's a bit hectic. In the future would love to see Lake street given some consideration and improved from a mixed use road, particularly around Stuart st park now. Also, Perhaps a city of Perth item but the Lake street and Newcastle st intersection, to slow down traffic and give more space(?) in the middle of the road for bikes and pedestrians unable to quickly cross. Or alternatively Palmerston/Newcastle street. Church and Stuart street - slow traffic down, vehicles speed along these two streets.

Optional question (11 response(s), 17 skipped) **Question type:** Essay Question

Q9 Promote Walking and Riding - Encourage Behaviour ChangeDo you have any comments in relation to Vincent's identified actions? Please see page 38 of the draft Bike Plan for more information.

This is entirely commendable and I fully support it. The plan does, however, read a little weak-willed with regard doing more that 'investigate', 'partner' (on undefined initiatives) or 'run' (an unspecified number of) 'events'. I would welcome seeing more specific plans including, for example, number of events by when, number of initiatives by when, timeline for achieving partnerships etc. This makes target setting and project performance measurement far more measurable, with the specific intent of working to ensure that momentum or will isn't lost as the plan is implemented. I note that measuring the plan progress (pg 43) is all outcome based (increases in.... decreases in...) and is not measuring interim actions of plan implementation. That's disappointing, there's a clear risk to value & amp; momentum loss with this QC-only approach, rather than

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	embedded QA and ongoing project performance management.
	Better bike path maps are needed. I tried to find a route into the city
	without having to ride on a busy road and I was unable to find one
	online. The plan also fails to action the implementation of more
	places to safely lock bikes (and have that information available).
	It's great to see a local council taking this step. Closing off more
	streets to bikes only will also help. There are many small streets
	around town centers that cars really don't need access to, even if it's
	at certain times of days or during special events. Too many children
	get dropped off to school by parents in giant 4WDs that are
	dangerous for everyone around and cause a lot of road rage during
	school pick-up/drop-off. Encouraging active transport to schools
	should be undertaken more by councils and the schools themselves,
	so I am all supportive of your plans in this area.
	Nice idea.
	Whilst supportive of all strategies included, I find it interesting that beh change focuses on riders and walkers, and there is no driver education. Teaching drivers that pedestrians have right of way in many situations would be helpful, and reduce stress for parents letting their children ride to school. Or work.
nonymous 31/2023 07:14 PM	N/A
nonymous	Cycle to work and have no problems riding on busy roads, What I
5/31/2023 07:42 PM	have found that often on dedicated bike lanes it is other cyclists riding
	two abreast on paths which are not really wide enough and some, not
	all e scooters and e bikes who are going way too fast. Im a confident
	cyclist and to the surprise and distain of the inconsiderate two abreast
	cyclists encroaching on to my side of the path, I make it very obvious
	that I am lining up and make it apparent I am riding straight for them
	and not moving.So far people get the message and move.Personally
	cars are not so much the problem its the entitled ignorant fellow
	cyclist who are the problem. There is a sever lack of consideration,
	how this can be changed will be hard. For older people and families

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Anonymous	This is all very good. I would like to some focus on driver education
6/01/2023 12:57 AM	too.
Anonymous 6/03/2023 05:21 PM	Lighting plan is important for walking at night safely
Anonymous 6/06/2023 04:13 PM	Νο
Anonymous 6/09/2023 04:42 PM	Making the Eastern border of Britannia into a bike path is dangerous to the many dog owners and aged care residents that use this shaded section to walk. It is unnecessary as their is already bike facilities (including the path to the CBD) on the Western boundaries. It will result in the injury or death of an aged care resident, dog or resident.
Anonymous 6/10/2023 11:08 AM	Showcasing on social media some riders and there tips and preparation for cycling/commuting!
Anonymous 6/12/2023 02:46 PM	Riding needs to be faster than taking a car. Where possible give a preference for bike to avoid traffic light etc.

Q10 Please provide any additional comments you have in relation to the draft Bike Plan

1) Please get Main Roads to urgently fix the PSP from Richmond St through to northbridge and the city. needs to be upgrade to remove tree roots and widened as a urgent priority. 2) blanket 40km/h in entire COV is excessive, there are already roads for cyclists that are 30km/h



Cars frequently speeding along portion of Oxford st between Vincent and Anzac increasing risk of injury to cyclists and pedestrians. proposed solutions: - Speed limit of 40 km/h down entire section of oxford st - Speed limit signage to be erected between Anzac and Richmond - Speed bumps between Anzac and Vincent - Bike path should be continuedly extended down the entire Oxford street.

Reduced speed limit to 40km along the entirety of Oxford street will

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5/24/2023 02:08 PM

increase uptake cycling by people of all ages and abilities and provide connectivity between city centres of mt hawthorn and Leederville. I fear speed limits will not be adhered to, especially at night, so would propose traffic limiting infrastructure is also implemented such as speed bumps and the like. Extend the bike infrastructure along entirety of the street do safer environment. -improve safety for pedestrians and cyclists. New childcare centre near Bourke st due to open soon, lower speed will improve safety. Traffic signals near aranmore school at crosswalks

I feel that the headline targets set for bike usage are far too conservative compared to the goal of having cycles and walking as the overall preferred mode of transport. To increase the number of people riding and walking to work from 15% of residents in 2020 to 20% of residents by 2030 is a pretty small increase. I feel that having William Street (particularly north of Bulwer St) as a 'council endorsed primary route' is woeful. That road is identified by COV as 'high-stress' (far too large, congested, dangerous) and it's therefore madness to recommend it for cycles in its present form. That this road is the boundary between communities may be why it is, apparently, not included in either North Perth of Highgate list of actions to improve (potentially an oversight?). Having this road as primary recommended route is only a sensible or safe if dedicated, segregated, cycles lanes are present. Well done on producing the draft plan, I commend the ambition and effort. I hope that the feedback of consultation serves to make it even better.

Let's get started on implementation!

Thank you for being a proactive council in this area. I just hope that everything is achieved as planned, and that it encourages City of Stirling (where I reside) to try to make similar improvements!

All residents should be taken into account, not just those able bodied enough to ride a bicycle or walk everywhere.

While I appreciate any attempt to make the city more accessible to pedestrians and cyclists, the draft plan feels a little toothless and ignores the most car centric and unsafe areas. If people can't use a bike to access groceries, shops, bars and restaurants they won't use it all. This plan does little to encourage bikes as a primary transport option for short trips.

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Anonymous

Anonymous

Anonymous 6/06/2023 04:13 PM	Thank you for the opportunity to input and for all the good effort being put into this work. I am strongly in support of a city that allows for cycling as a key mode of transportation while maintaining safety as the highest priority.
Anonymous 6/09/2023 04:42 PM	Making the Eastern border of Britannia into a bike path is dangerous to the many dog owners and aged care residents that use this shaded section to walk. It is unnecessary as their is already bike facilities (including the path to the CBD) on the Western boundaries. It will result in the injury or death of an aged care resident, dog or resident.
Anonymous 6/09/2023 10:04 PM	Connectivity of the safe bike routes should be a priority. If you can get somewhere on a bike on 90% safe bike routes, the trip is still not feasible for most people. The safe routes cannot be separated by roads with no bike paths/lanes.
Anonymous 6/10/2023 11:08 AM	An additional bike rack in front of golden choice - it's busy with the bikes! Love the design of the one at Golden Choice, suitable for all bikes.
Anonymous 6/11/2023 05:10 PM	City Action #59 page 44. The City should apply the Level of Traffic Stress (LOTS) assessment to ALL work done on the LTCN streets and other routes not just "new cycling infrastructure projects". This is because changes to street design (even some tree planting) can have a negative effect on cycling safety and amenity.

Optional question (13 response(s), 15 skipped) **Question type:** Essay Question

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8 OUR VISION FOR CYCLING IN THE CIT

> **9** POLICY CONTEXT

10 DEVELOPMENT OF THE BIKE PLAN

> 11 NEIGHBOURHOOD AREAS

14 CITY OF VINCENT LONG TERM CYCLE NET

> 22 CONNECTED NEIGHBOURHOODS



Item 6.1- Attachment 2

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ITY	34 MT LAWLEY/HIGHGATE NEIGHBOURHOOD PLAN
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N	44 WILLIAM STREET (NORTHBRIDGE) NEIGHBOURHOOD PLAN
TWORK	50 PROMOTE WALKING AND RIDING – ENCOURAGE BEHAVIOUR CHANGE
5	55 IMPLEMENTATION AND MEASURING OUR PROGRESS
VINCENT	This project was jointly funded by the Department of Transport and the City of Vincent.



BIKE PLAN ON A PAGE

VISION

The City wants bike riding and walking to be the preferred modes of transport for short trips to, from and within the city and a viable, safe and efficient option for longer trips.

CONNECTED NEIGHBOURHOODS

The City has taken the approach to address issues on the cycling network with a localised neighbourhood view, as well as a more holistic city-wide view.

The City recognises that increased levels of active transport use by residents, students, workers and visitors, will need to play a central role in enhanced neighbourhood connectivity – and the City plays a crucial role in delivering the networks and programs required to support 15-minute neighbourhoods.

How people feel about walking and riding plays an important role in whether they decide to walk or ride. Changing people's perceptions of

Individual travel choices are often complex, with many interrelated factors - and the City recognises that making walking and riding the choice for localised trips requires a combination of good planning and design, safe and supportive environments, education and behaviour change.

sustainable travel.

ENCOURAGE BEHAVIOUR CHANGE

active transport will encourage more

MEASURING OUR PROGRESS

Successful active transport infrastructure requires significant community engagement, planning and investment. The desired outcomes for this Bike Plan are:

Increases in:

- Percentage of short trips made by people walking and riding in the city.
- People riding their bike in the city.
- Percentage of school children walking and
- riding their bike to and from school in the city. • Perception of cycling safety, connectivity and effectiveness in the city.

Decreases In:

- Percentage of short trips made by people using a vehicle in the city.
- Rate of crashes involving a pedestrian or bike rider in the city.



INTRODUCTION

Every 5 – 10 years, the City of Vincent (the City) evaluates its cycle network to determine if it continues to meet expectations of the community and to identify key opportunities to make improvements to enable the City to set priorities for future investment in cycling infrastructure and cycling programs.

This Bike Plan presents the priorities of the City over the coming five-year period 2023-2028. It does not set the annual works budget, which will be undertaken by the City each year as a separate process. Too often local Bike Plans have defined individual projects in a manner that constrains the solution from being appropriately developed and investigated through additional consultation with the community. This Bike Plan provides flexibility to ensure future cycling infrastructure and cycling programs can be developed with the community over time.

This Bike Plan presents a guide to assist the City to implement solutions that will address deficiencies in cycle infrastructure and develop programs to attract more people to cycle safely within our city. This approach has been agreed and supported by the Department of Transport (DoT) which encourages

Bike Plans to be prepared with a broad brush and range of solutions presented for Council's consideration.

This Bike Plan has not been prepared purely for the existing confident rider. Whilst they represent an important part of the existing community that ride bikes, there is recognition that approximately two thirds of the community are interested in bike riding but are concerned about the safety of riding on roads and interacting with traffic. This includes children riding to school, families riding to parks, and people riding to work or the shops for the first time in a while. This Bike Plan has been prepared with each of these people in mind.



OUR VISION FOR CYCLING IN THE CITY

Bike riding, along with walking, are the most sustainable forms of transport. They contribute to creating great places, cleaner local environments, healthier lifestyles and provide economic benefits to local neighbourhoods.

The City wants to increase the number of people riding and walking to work from 15 per cent of residents in 2020 to 17 per cent of residents by 2025 and 20 per cent of residents by 2030.

The City wants bike riding and walking to be the preferred mode of transport for short trips to, from and within the city and a viable, safe and efficient option for longer trips.

By encouraging more people to choose bike riding and walking for everyday trips, we will improve neighbourhoods and the environment, reduce car use and traffic congestion and improve the general health of our community.

The City has identified some key actions to connect communities and encourage more people to choose active transport:

- Assist and support with delivering continuous and connected bicycle networks.
- Improve the safety and comfort of people walking and riding bikes by providing fit-for-purpose
 infrastructure and appropriate road speeds.
- Facilitate children's and young people's independent mobility by improving safe walking and bike
 riding options for travel to and from places of education.
- Encouraging a shift to walking and bike riding trips by delivering walking and cycling infrastructure to support mode shift.

POLICY CONTEXT

WA Bike Network (WABN) Plan 2014 – 2031

At the time of the development of this Bike Plan the latest version of the WABN Plan 2014-2031 is the 2017 update.

The City recognises that it is important to align with the principles and conditions set out in the WABN Plan in order for the City to obtain future State Government funding grants administered by DoT. Some of the key actions of the WABN Plan that are most relevant to the City are:

- Connecting Schools Program
- Perth Bicycle Network Grants Program
- Long Term Cycle Network for Perth

Other key actions such as Development of a Counting and Monitoring Strategy and Expansion of the Principal Shared Path (PSP) Network, have relevance to the implementation of cycling infrastructure in the city but provide less of a framework than the previously noted key actions.

City of Vincent Accessible City Strategy 2020 – 2030

The City's Accessible City Strategy creates a new framework to re-prioritise the movement of people of all ages over and above the movement of vehicles.

The Strategy links the reduction in liveability and amenity as car use increases – with congestion reduction to be addressed through mode shift not road widening. All strategies are based to work towards lowering carbon emissions.

The Strategy clearly outlines that a dense, legible, cycling network is required especially providing access to schools, centres, mixed use areas and transit nodes. Services at destinations such as electrical charging points, parking, End of Trip public and private facilities are also required.

The strategy outlines the strengths and weaknesses of the city's existing cycling infrastructure:

TRENGTHS	W	EAK
Safe sections of cycle-friendly	•	A lac
infrastructure along strategic	•	On s
commuter routes.		form
Vincent has a well-established	•	The
active transport culture.	•	Cros

s

8 | CITY OF VINCENT

NESSES

ack of network connectivity.

street cycle lanes are compromised by their proximity to traffic and parking, in the m of door zone cycle lanes or shared bike/bus lanes.

e priority of movement is still generally in favour of cars.

ssing facilities for cyclists tend to be rudimentary.



DEVELOPMENT OF THE BIKE PLAN

How the Bike Plan was developed The outcomes of this Bike Plan were derived through consultation with the City's community, including those who regularly cycle and those who cycle less often, and whose children cycle or occasionally to school. Input has also been provided by people who live outside the city but cycle to or through the city's cycle network.

These outcomes have been tested against available information such as Super Tuesday bike count information and recommendations pertaining to the cycle network in other existing literature, as well as the identified network being subject to a cycling level of traffic stress assessment.

The City also undertook a saddle survey as part of developing this plan.

Connected Neighbourhoods

The City has taken the approach to address issues on the cycling network with a localised neighbourhood view, as well as a more holistic city-wide view.

To achieve these two approaches, the city was divided up into five neighbourhood areas where land use and transport patterns are more consistent (Figure 1).

Where practical, busier roads or railways that frame communities and influence transport movement borders were selected as neighbourhood perimeters.



CYCLING NETWORK ASPIRATIONS

Long Term Cycle Network (LTCN) Project

Between 2018-2020 the City, along with all local governments across Perth and Peel, collaborated with the DoT on the LTCN project.

The LTCN project enabled the State and local governments to identify and agree on an aspirational network of connected bicycle routes that would link parks, schools, community facilities and transport services, to make riding a bicycle a convenient and viable option for more people and more trips.

Identification of bicycle routes to form the LTCN, began with a review of the City's 2013 Bike Plan's strategic bicycle routes, and then supplementing these with a network of connected local and secondary routes.

In August 2020, the City of Vincent Council endorsed the City's LTCN, which means the City are eligible to seek grant funding support from the DoT to deliver infrastructure along the identified LTCN routes.

All unbuilt bicycle routes in the City's LTCN are subject to review as part of developing a new bike plan every 5 – 10 years.

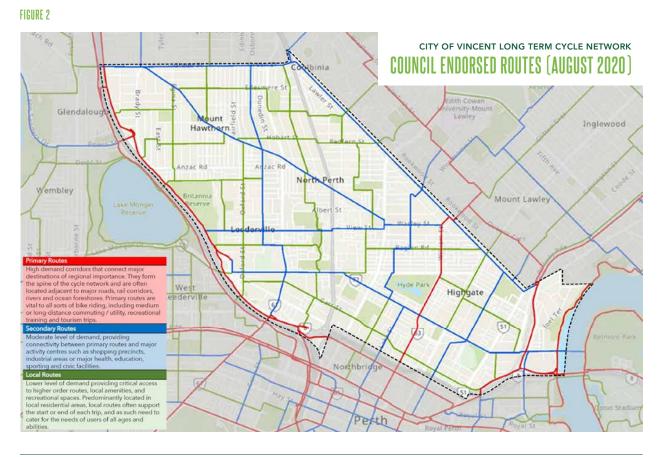
As part of the periodic review of the bike plan, the City will work together with the community and the DoT to modify as necessary the LTCN, to reflect land use changes/new development, or to realign routes to reflect changing aspirations or new knowledge of constraints along a route.

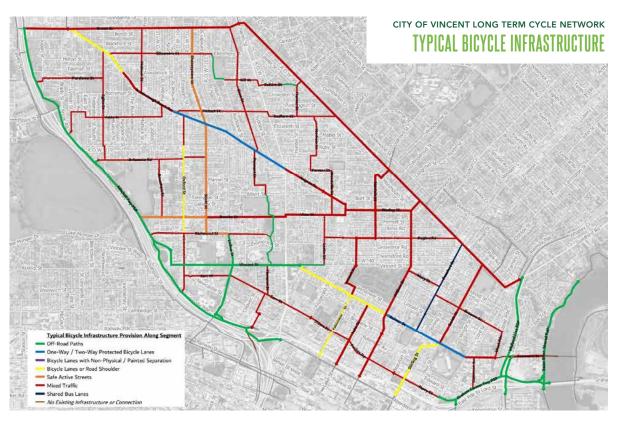
Several Community Routes were identified through the community consultation process to develop this Bike Plan. The function of the Community Routes will be designed to compliment the LTCN routes, and additional consultation will need to take place prior to prescribing any specific treatments.

Figure 2 shows the City's August 2020 Council endorsed LTCN routes, and Figure 3 shows the existing typical bicycle infrastructure along each segment of the LTCN routes.

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Item 6.1- Attachment 2

FIGURE 3



Level of Traffic Stress (Cycling) Assessment

Traffic stress is the potential or actual stress arising from interactions with motor vehicles. The methodology developed to measure the cycling Level of Traffic Stress (LOTS) has been developed in recognition that concerns about danger from traffic is a key factor in people's choice to cycle or not.

The Victorian State Department of Transport has developed a tool to measure the level of traffic stress on any given road segment and gave the City permission to use the tool to undertake a LOTS assessment of the City's LTCN.

The LOTS assessment allows classification of the cycling network based on user tolerance for traffic stress, with the table outlining the broad user groups which could be expected to be comfortable riding a bike at each level.

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LEVEL OF TRAFFIC STRESS	SUITABILITY FOR USE
LOTS 1 Comfortable for all ages and abilities	Minimal traffic stress and requires less attention, making this suitable for all bicycle riders. This includes new bicycle riders with poor cycling skill and children trained to safely cross the road unsupervised (typically a 10-year-old), or younger children under supervision of parents.
LOTS 2 Comfortable for most adults	A little traffic stress that requires more attention than young (typically a 10-year-old) unsupervised children can handle. It is suitable for most teen and adult bicycle riders with adequate bicycle handling skill.
LOTS 3 Comfortable for confident cyclists	Moderate traffic stress that would require higher levels of cycling skill and confidence to interact with traffic using on-road bicycle lanes in areas of moderate traffic speeds or volumes.
LOTS 4 Uncomfortable for most	High level of traffic stress only suitable for very skilled bicycle riders with confidence to interact with traffic on busy roads with minimal or no on-road cycle facilities.

Figure 4 shows the LOTS assessment of the City's LTCN routes. The assessment shows that the very few routes across the City are categorised as comfortable for all ages and abilities cycling.

The majority of the LTCN routes are categorised as only comfortable for confident cyclists and/or uncomfortable for most.

 Image: Control
 Image:



FIGURE 4



Long Term Cycle Network and Additional Distributor Road Routes

The City has used the LOTS assessment tool to investigate the existing conditions along additional distributor roads which do not form part of the City's LTCN. These include:

- Brady Street (Green Street to Powis Street) • Charles Street (Green Street to Newcastle Street)
- Anzac Road (Powis Street to Scarborough • Fitzgerald Street (Walcott Street to
- Beach Road)
- Matlock Street (Scarborough Beach Road to Britannia Road)
- London Street (Green Street to Scarborough Beach Road)
- Loftus Street (Scarborough Beach Road to Richmond Street)
- Vincent Street (Leake Street to Beaufort Street) Beaufort Street (Bulwer Street to Newcastle Street) Lord Street (Walcott Street to Newcastle Street)

Newcastle Street)

Figure 5 shows the City's LTCN and additional distributor road bicycle routes and the existing typical bicycle infrastructure along each segment of the route.

Figure 6 shows the LOTS assessment of the City's LTCN and additional distributor road bicycle routes. The assessment shows that all additional distributor road routes are categorised as uncomfortable for most – other than Matlock Street which is categorised as only being comfortable for confident cyclists.

These additional distributor road routes typically carry the most motorised traffic and are unlikely to be subject to significant re-design in the short to medium term to provide for comfortable all ages and abilities bike riding.

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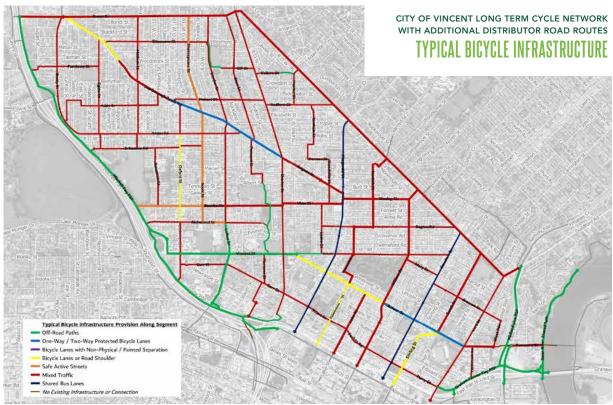


FIGURE 5



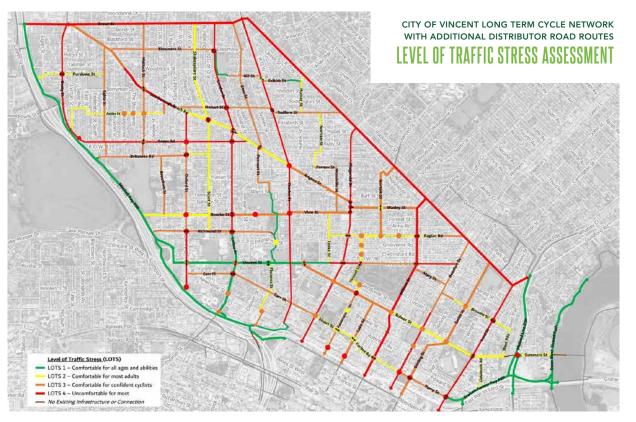


FIGURE 6

CONNECTED NEIGHBOURHOODS

The City has taken the approach to address issues on the cycling network with a localised neighbourhood view, as well as a more holistic city-wide view.

To achieve these two approaches, the city was divided up into five neighbourhood areas where land use and transport patterns are more consistent (Figure 1).

Well-connected cycling networks enable people to safely ride their bikes as part of their everyday travel.

The city benefits from high quality strategic cycling links around the city's perimeter and between some of the city's neighbourhood town centres.

However, the existing interconnectivity between other neighbourhood town centres, as well as the connections between the town centres and their local resident neighbourhood community, is disjointed, fragmented, and often does not support safe cycling for all members of the community.

Local Neighbourhood Connectivity

Prioritising local neighbourhood connectivity has become known as the 15-minute city or 15-minute neighbourhood concept.

15-minute neighbourhoods allow communities to be strong, vibrant and active, and prioritise place making, walking and bike riding to support 15-minute access to everyday destinations and local transport networks.

15-minute neighbourhoods have well-designed pathways and roads with safe speeds, tree canopy cover and shade. They have quality public spaces, and activated local town centre streets.

In these neighbourhoods, children can ride and walk independently to and from school and walking and cycling is integrated with public transport.

At an average walking speed, a 15-minute trip covers about 1 kilometre. For people riding a bike, that distance can increase up to 5 kilometres or more. Even for an inexperienced young rider cycling independently with a parent or carer, they can cover over 1.5 kilometres riding for only 10 minutes at a slow riding speed of 10 kilometres per hour.

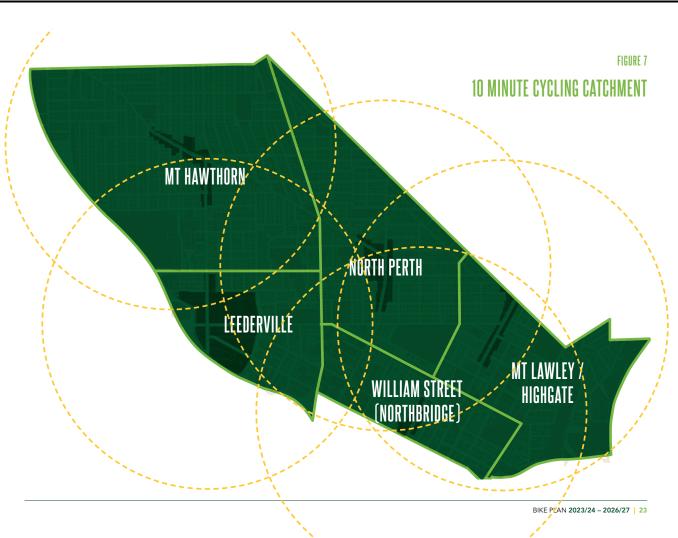
The city is fortunate to have five well-established town centres supporting local residential neighbourhoods and in some cases providing services and employment opportunities for communities further afield.

Across all the city's neighbourhoods, local shops, parks, and facilities can be accessed within the 15-minute neighbourhood concept distance. We know that people across our city value living in neighbourhoods that are attractive and functional, with the services and facilities they need to comfortably live, work and visit.

Figure 7 shows a 10 minute cycling catchment from each of the five town centres for an inexperienced young rider. It shows that even within a modest 1.5 kilometre catchment, all residents across the city are able to access at least their nearest town centre – with many residents within the catchment of multiple town centres.

The City recognises that increased levels of active transport use by residents, students, workers and visitors, will need to play a central role in enhanced neighbourhood connectivity – and the City plays a crucial role in delivering the networks and programs required to support 15-minute neighbourhoods.

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City-wide Connectivity

Within our city, the interconnectivity between neighbourhoods and town centres is important to ensure residents have access to the full range of services, facilities, recreation, and leisure that is on offer across the city.

The City recognises that safe east-west connections across the city for riding a key to improving city-wide connectivity.

CITY ACTIONS: to improve local neighbourhood connectivity and support 15-minute neighbourhoods

CII	Υ,	ACTIONS: to improve local neighbourhood connectivity and support 15-minute	TIMING
nei	gh	bourhoods	
1	•	City to roll out low-speed zones across local road – supported by physical changes to the road environment as necessary. City to seek Main Roads WA approval to make all local roads across the city 40km/h.	•
2	•	City to upgrade existing paths and streets for better walking and cycling experiences – as identified in the five neighbourhood plans.	••
3	•	Where possible the City to plant trees along streets and paths to provide amenity and shade to reduce urban heat.	
4	•	City to use low-cost and/or temporary infrastructure to trial or test active transports initiatives locally.	
5	•	City to review location, form, and use of existing bike parking infrastructure in town centres. City to upgrade existing facilities as identified by the review.	٠
6	•	City to partner with local schools and DoT to identify and review safe routes to school networks. City to investigate options for funding routes or missing links within the safe routes to school network.	•
7	•	City to identify and prioritise east-west cycling connections across the city. City to seek WABN grant funding support to deliver high priority east-west connections to work towards delivering the City's LTCN.	•

• Longer term action (completed or initiated after 2 – 3 years)

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LEEDERVILLE NEIGHBOURHOOD PLAN

The Leederville Town Centre has a unique mix of retail, civic uses, restaurants, bars, and residential dwellings which all function in a cohesive environment and flourish together as one mixed-use hub. It is bounded by the Mitchell Freeway and Loftus Street, and extends north to Bourke Street.

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ABS 2021 Census data for the suburb of Leederville

CIT	Y ACTIONS: projects in the Leederville neighbourhood	PRIORITY	LTCN	
8	 Investigate options to improve the clarity and safety of the pedestrian and cyclist priority crossing Loftus Street left turn slip lane into Graham Farmer Freeway on ramp. Consider road signage and pavement markings as per the Loftus Street left turn slip lane into Railway Street. 	High	Secondary	The City's projects to action, to improve its cycle network in the Leederville neighbourhood, are outlined in the table
9	 City to contact Main Roads WA to inform them of community concerns regarding the section of Mitchell Freeway PSP to the south of Old Aberdeen Place where the PSP makes a sharp 90 degree bend and splits between a connection to Newcastle Street and connection to Aberdeen Street/Fitzgerald Street. City to raise concerns over the poor maintenance of the pavement anti-skid coating and tree roots impacting the surface at either end of the transition into the sharp bend. 	High	Primary	above and correspond to the map in Figure 9. It is the City's intent to continue to work with the local communities in each neighbourhood (residents and business owners alike) to refine these
0	 Investigate options to improve clarity and safety of pedestrian and cyclist crossing of Newcastle Street between the Strathcona Street and Golding Street sections of the Safe Active Street route. 	Medium	Local	neighbourhood plans to tailor them to the community priorities.
1	 Investigates options to improve the conditions for cycling along the Vincent Street corridor between the Mitchell Freeway PSP and Charles Street. Including enhanced bike parking at key destinations such as the town centre and Beatty Park. 	High	Secondary	Figure 8 shows 10-minute and 15-minute cycling catchments from the Leederville Town Centre for an inexperienced young
2	 Investigate options to provide for pedestrian and cyclist priority crossing at the existing Bourke Street raised path connection between Charles Veryard Reserve and Smiths Lake Reserve. 	Medium	Local	rider. It shows that even within a modest 1.5 – 2.5 kilometre catchment, all resident across the Leederville neighbourhood are
3	 On Bourke Street between Scott Street (end of the Safe Active Street treatment) and Charles Street, consider options to improve the visibility of cyclists along the street. Consider pavement markings as a minimum (such as yellow bike symbols). 	Low	Secondary	able to access four of the five town centre within the City.
4	 Monitor path debris and flooding issues at the Richmond Street connection to the Mitchell Freeway PSP. Seek to resolve path debris and flooding issues if identified as a consistent issue. 	Low	Local	Figure 9 shows the location of the project that the City will action as outlined in the
5	 Investigate options to improve safety of pedestrian and cyclist crossing of Loftus Street at Richmond Street. 	Medium	Secondary – Local	Leederville neighbourhood projects table
6	 Continue on-street bike lanes on Oxford Street between Vincent Street and Richmond Street. In the longer term, investigate options for segregated or protected cycling infrastructure along the Oxford Street corridor. 	Medium	Local	
7	 Investigate options to improve clarity and safety of pedestrian and cyclist priority crossings at left turn slip lanes at the Vincent Street and Leederville Parade and Mitchell Freeway ramp intersection. Consider road signage and pavement markings as per the Lake Monger Drive and Southport Street and Mitchell Freeway ramp intersection. 	High	Secondary- Local	
8	 City to contact Main Roads WA to seek a review of the pedestrian signal phases at the Loftus Street intersections with Vincent Street and Newcastle Street. To seek to provide pedestrian and cyclists crossings in a single phase with sufficient green time. 	Low	Secondary	

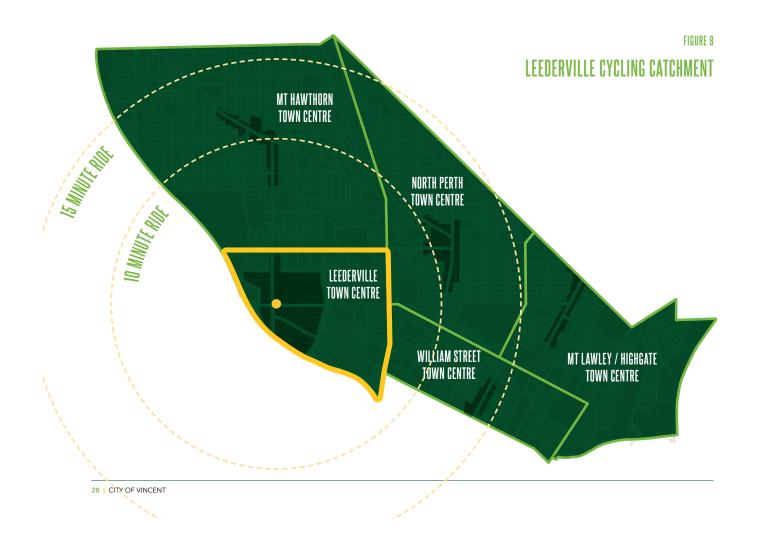




FIGURE 8



MT HAWTHORN NEIGHBOURHOOD PLAN

Mt Hawthorn Town Centre is defined by its unique landscape character and rich history. It extends from Braithwaite Park in the west to Britannia Road in the south and incorporates Axford Park. Traditional fine-grain shops front Scarborough Beach Road with an emerging mix of businesses along the northern end of Oxford Street.

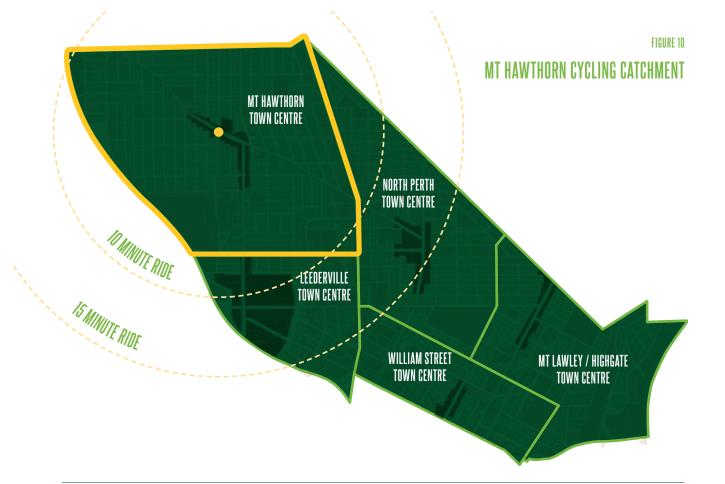
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0–11	12–24	25–49	50–69	70–85+
18.2%	14.8%	37.6%	22.9%	6.5%
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ranspo	rtation N	lodes		
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ravel to v	vork on a tr	orn housel ain or a bus n Greater F	S	
ZZ		f Mt Hawt	horn house	



ABS 2021 Census data for the suburb of Leederville

СІТ	Υ /	ACTIONS: projects in the Mt Hawthorn neighbourhood	PRIORITY	LTCN	The City's projects to action, to improve its cy
19	•	Investigate options to provide for safe cycling along the eastern side of Britannia Reserve to provide a community route for local movements between Britannia Road and Bourke Street.	Medium	Community Route	network in the Mt Hawthorn neighbourhood, are outlined in the table above and correspond to the map in Figure 11. It is the City's intent to
20	•	Investigates options to improve the conditions for cycling along the Britannia Road corridor between the Mitchell Freeway PSP and Oxford Street.	High	Local	continue to work with the local communities in each neighbourhood (residents and business
21	•	Investigate opportunities for a Community Route connecting local communities and a number of school sites from Britannia Road to Angove Street (North Perth Town Centre) via Wavertree Place – Bennelong Place – Marian Street – Chamberlain Street – Pennant Street – Kadina Street – Tay Place – Albert Street.	Medium	Community Route	owners alike) to refine these neighbourhood pla to tailor them to the community priorities. Figure 10 shows 10-minute and 15-minute
22	•	As part of the planning for a Community Route (Project No.21) from Britannia Road to Angove Street (North Perth Town Centre), options should be considered for a safe pedestrian and cyclist crossing of Loftus Street between Marian Street and Chamberlain Street. Consideration should be given to the relocation and replacement of the existing school crossing with a permanent signal controlled crossing.	Medium	Community Route	cycling catchments from the Mt Hawthorn Town Centre for an inexperienced young rider. It show that even within a modest 1.5 – 2.5 kilometre catchment, all residents across the Mt Hawthorn neighbourhood are able to access three of the
23	•	Investigate options to improve clarity and safety of cycling connection between Scarborough Beach Road on-street bike lanes at Eucla Street and Mitchell Freeway PSP/Glendalough Station.	Medium	Secondary	five town centres within the City. Figure 11 shows the location of the projects tha
24	•	Provide kerb ramp at end of southbound on-street bike lane adjacent to Mt Hawthom Primary School, to provide access from the on-street bike lane to school bike parking area and to avoid cyclists along Scarborough Beach Road from having to join the general traffic lane for a short distance to access the school site.	Medium	Secondary	the City will action as outlined in the Mt Hawthc neighbourhood projects table.
25	•	Consider seeking Main Roads WA approval for introducing a 30km/h speed limit through Mt Hawthorn Town Centre to improve safety of on-street cycling through the town centre and pedestrian crossing of Scarborough Beach Road.	Medium	Secondary	
26	•	Investigate options to extend westbound bike lane on Scarborough Beach Road up to Loftus Street intersection.	Low	Secondary	
27	•	Review clarity of green bike lane pavement marking eastbound on Scarborough Beach Road on approach to Charles Street, to avoid cyclists being directed towards a raised kerb.	Low	Secondary	





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FIGURE 11

MT HAWTHORN NEIGHBOURHOOD PROJECTS



MT LAWLEY/HIGHGATE NEIGHBOURHOOD PLAN

The Beaufort Street Town Centre is situated largely in the City of Vincent with the portion north of Walcott Street located in the City of Stirling. Although a primary arterial route connecting Inglewood, Mt Lawley, Highgate, and extending through to Perth, Beaufort Street is home to some of Perth's most eclectic restaurants, bars and shops.

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0–11	12–24	25–49	50-69	70-85+		
10.3%	12.3%	44.9%	22.5%	9.9%		
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14.4% of to work o	where	Vincent 9. Nodes of Mt Law ot own a ca in Greate househol a bus com	vley house ar compared r Perth ds travel		J	

Community Profile | Highgate 0–11 12–24 25–49 50–69 70–85+ 7.6% 10.9% 55.1% 18.8% 7.5% High Income Households (more than \$3000/wk) \sim (more than \$3000/wk) Highgate 22.6% | Greater Perth 24.2% Population (ERP 2021) 8 Highgate 2325 ®°® % of Vincent 6.1% Transportation Modes 14.4% of Highgate households do not own a car compared to 4.8% in Greater Perth 16.9% of Highgate households travel P to work on a train or a bus compared to 8.4% in Greater Perth **10.3% of Highgate households** travel to work using active modes compared to **2.2% in Greater Perth** <u>A</u> ABS 2021 Census data for the suburb of Mt Lawley / Highgate



IT	Ύ	ACTIONS: projects in the Mt Lawley/Highgate neighbourhood	PRIORITY	LTCN
28	•	Investigate options to improve clarity and safety of pedestrian and cyclist crossing of William Street east-west between the traffic signal controlled intersections of Walcott Street/William Street and Vincent Street/William Street. Crossing of William Street should be located to support a future LTCN Local Route – possibly in vicinity of Raglan Road.	Medium	Local
29	•	Continue eastbound on-street bike lane along Bulwer Street to the east of the Beaufort Street and Bulwer Street intersection (adjacent to existing fuel station).	Medium	Secondary
30	•	Conduct a review of the Bulwer Street and Stirling Street intersection with focus on the movement and safety of pedestrians and cyclists. Review pedestrian and cyclist conflicts across the Bulwer Street bike lanes, review location and utilisation of bike parking adjacent to Woolworths and road safety of on-street parking and cyclists conflicts, and vehicle conflicts with pedestrian and cyclist movements. Develop options to address any issues and safety concerns identified.	Medium	Secondary
31	•	Conduct a review of the existing Bulwer Street bike lanes channelising cyclists into a narrow traffic lane on approach to the Brisbane Street/Smith Street and Bulwer Street roundabout. Develop options to address the conflicts of cyclists merging into traffic lanes without sufficient warning for bike riders or drivers.	Medium	Secondary
32	•	Investigate options to continue existing eastbound Bulwer Street bike lane up to the Lord Street intersection. Consider installing cyclist advanced stopline to assist with bike riders adopting a safe position to cross ahead to Summer Street and be visible to drivers of left turning vehicles.	Medium	Secondary
33	•	Investigate options to improve clarity and safety of cyclist movements between the end of the PSP at Lord Street and the desire to continue along Parry Street (consider both eastbound and westbound cycle movements).	Low	Local
34	•	City to monitor the use of the Swan River Shared Path between the Windan Bridge and Bardon Park and the increasing pressure on the path with high pedestrian and cyclist volumes. City to consider locations where separate pedestrian and cyclist paths may be required in the future.	Medium	Primary
35	•	City to advocate for enhanced pedestrian and cyclists facilities and network connections through the area where Guildford Road, East Parade, Whatley Crescent, Railway Parade and the Midland Line rail bridge intersect.	Medium	Primary- Secondary
36	•	Review the proposed LTCN Local Route connection along Broome Street between Beaufort Street and West Parade. Consider the merits of the Harold Street corridor forming the Local Route connection between Beaufort Street and West Parade in this locality. If Harold Street is considered to form a better long term connection and provide access to key local destination, then the City to request for the Harold Street corridor to be added to the LTCN in place of or in addition to the Broome Street corridor.	Medium	Local

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The City's projects to action, to improve its cycle network in the Mt Lawley/Highgate neighbourhood, are outlined in the table above and correspond to the map in Figure 13. It is the City's intent to continue to work with the local communities in each neighbourhood (residents and business owners alike) to refine these neighbourhood plans to tailor them to the community priorities.

Figure 12 shows 10-minute and 15-minute cycling catchments from the Mt Lawley/Highgate Town Centre for an inexperienced young rider. It shows that even within a modest 1.5-2.5 kilometre catchment, all residents across the Mt Lawley/ Highgate neighbourhood are able to access three of the five town centres within the City.

Figure 13 shows the location of the projects that the City will action as outlined in the Mt Lawley/ Highgate neighbourhood projects table.



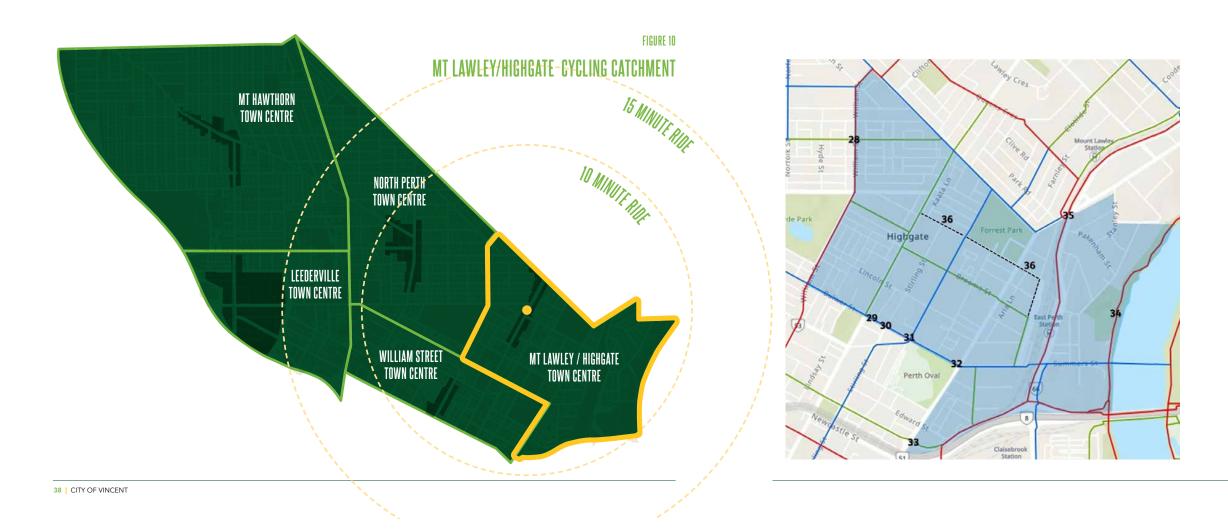


FIGURE 11

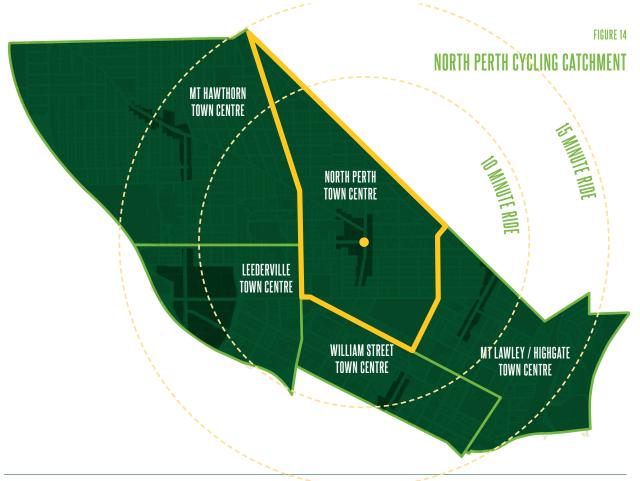
MT LAWLEY/HIGHGATE NEIGHBOURHOOD PROJECTS

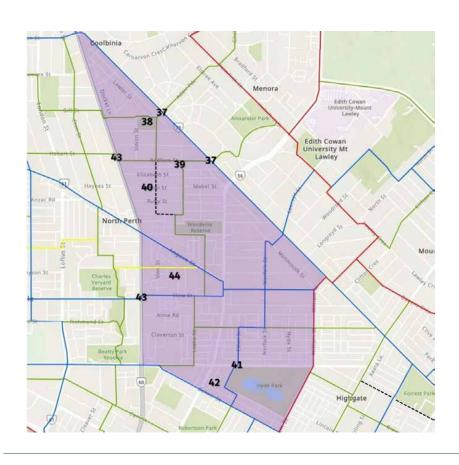


CITY ACTIONS: projects in the North Perth neighbo 37 • City to work with the City of Stirling to consider options for a safe pedestrian and cyclist signal controlled crossing of Walcott Street between the existing traffic signal controlled intersections at Charles Street and Alexander High Drive/Fitzgerald Street. Consider location(s) for crossing(s) to support the proposed LTCN Local Route(s) across Walcott Street at Hunter Street/Adair Parade and Redfern Street/McPherson Street. 38 • Provide bike parking within Kyilla Park (near to playgrounds) to avoid users locking bikes to the school fence and blocking the path network along the Medium northern side of the park. 39 • Investigate options to contain verge run-off at Redfern Street at the mouth of the path connection south through to Blake Street/Norham Street. Low Regular debris washed into the mouth of the path access on Redfern Street causing a safety concern for path users. 40 • Review the proposed LTCN Local Route connection along Norham Street between Redfern Street and Farmer Street. Consider the merits of the Hunter Street corridor forming the Local Route connection between Redfer Street and Farmer Street in this locality. If Hunter Street is considered Medium to form a better long term connection and provide access to key local destination, then the City to request for the Hunter Street corridor to be added to the LTCN in place of the Norham Street corridor. 41 • As part of the future Norfolk Street Safe Active Street project, the City to ensure a safe form of cycle crossing is provided across Vincent Street High between Ethel Street and Throssell Street. 42 • As part of the future Norfolk Street Safe Active Street project, the City to investigate options to reduce the carriageway width of Glendower Street between Fitzgerald Street and Throssell Street to reduce vehicle speeds Low and rat running in proximity to the Safe Active Street route. To ensure these adverse impacts do not impact on the safety and use of the Safe Active Street route. 43 • Consider options for safe pedestrian and cyclist signal controlled crossing of the Charles Street corridor. Consider location(s) for crossing(s) to support High Sec the proposed LTCN route(s) across Charles Street at Hobart Street/Redfern Street (Local Route) and Bourke Street/View Street (Secondary Route). 44 • Consider LTCN route connections to North Perth Primary School and potential plans for Albert Street to support east-west cycling access to the Medium Com school site and North Perth Town Centre as part of a wider Community Route outlined in Project No.21.

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LTCN Local	The City's projects to action, to improve its cycle network in the North Perth neighbourhood, are outlined in the table above and correspond to the map in Figure 15. It is the City's intent to continue to work with the local communities in each neighbourhood (residents and business owners
N/A	alike) to refine these neighbourhood plans to tailor them to the community priorities.
Local	Figure 14 shows 10-minute and 15-minute cycling catchments from the North Perth Town Centre for an inexperienced young rider. It shows that even within a modest 1.5-2.5 kilometre catchment, all
Local	residents across the North Perth neighbourhood are able to access all five of the town centres within the City. Figure 15 shows the location of the projects that
Secondary	the City will action as outlined in the North Perth neighbourhood projects table.
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mmunity Route	





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FIGURE 15

NORTH PERTH NEIGHBOURHOOD PROJECTS



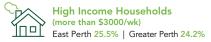
WILLIAM STREET (NORTHBRIDGE) NEIGHBOURHOOD PLAN

Northbridge Town Centre is located on William Street.

William Street connects the City of Vincent to the City of Perth. This area is our most demographically diverse town centre – a cultural hot pot brimming with restaurants and culinary delights from around the world.

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Commu	nity Profi	ile		
0–11	12–24	25–49	50–69	70–85+
7.1%	12.4%	57.4%	17%	5.5%
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Transportation Modes



15.1% of East Perth households travel to work on a train or a bus compared to 8.4% in Greater Perth



ABS 2021 Census data for the suburb of East Perth



	ACTIONS: projects in the William Street (Northbridge) hbourhood	PRIORITY	LTCN	The City's projects to action, to improve its network in the William Street (Northbridge)
15 •	Continue on-street bike lanes between Stirling Street/Brisbane Street intersection and Bulwer Street either via Brisbane Street or Stirling Street (depending on the long term plans for the north-south route through this area), to include safe pedestrian and cyclist crossing of Bulwer Street.	Medium	Secondary	neighbourhood, are outlined in the table at and correspond to the map in Figure 17. It the City's intent to continue to work with th
6•	 Investigate options to improve clarity and safety of cyclist crossing of Beaufort Street between Parry Street and Little Parry Street. Consider widening the gaps between the yellow base of the existing Beaufort Street central median bollards. 	Medium	Local	local communities in each neighbourhood (residents and business owners alike) to refi these neighbourhood plans to tailor them t community priorities.
7 •	 Provide bike kerb ramp at the Brisbane Street cul-de-sac to enable bike riders to access the signal controlled crossing at the Beaufort Street/Brisbane Street intersection. 	Medium	N/A	Figure 16 shows 10-minute and 15-minute or catchments from the William Street (Northb
8•	 Investigate options for LTCN Primary Route infrastructure along the William Street corridor to support safe cycling access to Northbridge and Perth CBD from the north. 	High	Primary	Town Centre for an inexperienced young ric shows that even within a modest 1.5-2.5 kile
.9 •	 Investigate options to improve clarity and safety of cyclist crossing of William Street between Little Parry Street and Forbes Road. 	Medium	Local	catchment, all residents across the William 9 (Northbridge) neighbourhood are able to ac four of the five town centres within the City.
				Figure 17 shows the location of the projects that the City will action as outlined in the William Street (Northbridge) neighbourhoor

BIKE PLAN 2023/24 - 2026/27 | 45

projects table.

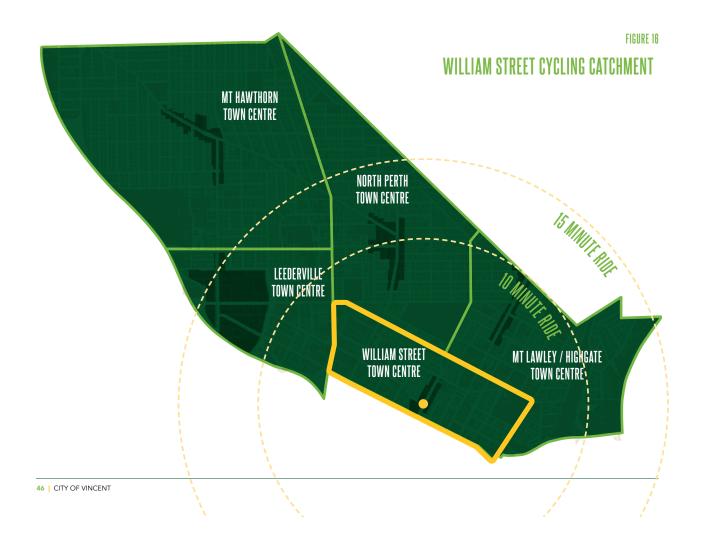




FIGURE 17

WILLIAM STREET NEIGHBOURHOOD PROJECTS

COMMUNITY ROUTES AND SUGGESTED LONG TERM CYCLE NETWORK ADJUSTMENTS

Community Routes

The community consultation undertaken to develop this Bike Plan has identified a number of Community Routes that the City will seek to investigate further over the coming years.

These routes are outlined as follows:

- Project No.19 Investigate options to provide for safe cycling along the eastern side of Britannia Reserve to provide a link between Britannia Road and Bourke Street.
- Project No.21 Investigate opportunities for a Community Route connecting local communities and a number of school sites from Britannia Road to Angove Street (North Perth Town Centre) via Wavertree Place – Bennelong Place – Marian Street – Chamberlain Street – Pennant Street – Kadina Street – Tay Place – Albert Street.

LTCN Route Adjustments

The community consultation also identified a number of existing LTCN Local Routes that should be reviewed to determine if a parallel route provides a better long term option to forming part of the City's LTCN – with the City's existing LTCN to be adjusted accordingly to accommodate the parallel route.

- These routes are outlined as follows:
- Project No.36 Review the proposed LTCN Local Route connection along Broome Street between Beaufort Street and West Parade. Consider the merits of the Harold Street corridor forming the Local Route connection between Beaufort Street and West Parade in this locality. If Harold Street is considered to form a better long term connection and provide access to key local destination, then the City to request for the Harold Street corridor to be added to the LTCN in place of or in addition to the Broome Street corridor.

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 Project No.40 – Review the proposed LTCN Local Route connection along Norham Street between Redfern Street and Farmer Street. Consider the merits of the Hunter Street corridor forming the Local Route connection between Redfern Street and Farmer Street in this locality. If Hunter Street is considered to form a better long term connection and provide access to key local destination, then the City to request for the Hunter Street corridor to be added to the LTCN in place of the Norham Street corridor.

Figure 18 shows the location of the potential additional routes and LTCN route adjustments.





PROMOTE WALKING AND RIDING -Encourage behaviour change

Behaviour Change

How people feel about walking and riding plays an important role in whether they decide to walk or ride. Changing people's perceptions of active transport will encourage more sustainable travel.

Road user behaviour has a critical influence on the successful implementation of cycling infrastructure projects, whilst also being the main factor to increasing the uptake of walking and riding.

Individual travel choices are often complex, with many interrelated factors. The City recognises that making walking and riding the choice for localised trips requires a combination of good planning and design, safe and supportive environments, education and behaviour change.

The City will encourage more people to walk and ride and promote safer road sharing through public education and campaigns.

In particular, the City will seek to encourage and support an uptake in walking and riding amongst the existing under-represented demographic of children, young people and women.

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The City will seek to empower children, young people and women in the community to make more short local trips by bike – whether that be to school, other places of education, community facilities, employment or for recreation and leisure. The City aims to embed active travel options in more people's travel choices.

The City will promote walking and riding at the events we host, including outlining walking and riding access and parking to event attendees.

The City will include active transport promotion in its event schedule each year. These events will include activities and engagement developed with behaviour change principles in mind, whether related to the delivery of specific projects or broader objectives (Share the Space, Open Streets, Safe Routes to School etc.).

The City will use events such as Bike Month, City-sponsored cycling events and other City community events to promote active transport choices. This will be accompanied by communication, advertising and engagement materials that focus on the many benefits of active transport (health and wellbeing, safety, reduced congestion and parking, functionality and fun). These will be advertised via the City's communication channels and through marketing material.

The City will continue to promote and participate in Your Move which is a community-based behaviour change program run by DoT that supports schools, workplaces and individual participants to reduce their car use and instead try walking, bike riding, and public transport to get around the local area.

In addition, both WABN funded and City-funded projects will include behaviour change approaches and objectives as part of the activation elements of its consultation strategy.

Enabling Independent Mobility for Children

Outside of their home, school is the place where children spend most of their time. For children, walking and riding a bike to school along a familiar and frequent route provides independence within and beyond their neighbourhood, improves health and self-confidence, and sets life-long sustainable travel habit patterns.

Reaching children and families by engaging with and through the major institutional influence in their lives - the child's school - is an important avenue to provide targeted support for children's independent mobility.

In 2021, DoT released the paper The Declining Rate of Walking and Cycling to School in Perth highlighting the low participation in walking and riding to school and the impact it is having on the transport network (in particular streets in close proximity to school sites) and mental and physical wellbeing of children.

The DoT paper notes:

- The national rate of walking and riding to school has dropped from 75 per cent to 25 per cent over the past 40 years, and in Perth the rate is as low as 20 per cent.
- Travel to school comprises approximately 18 per cent of morning peak transport trips in the Perth metropolitan area and is estimated to cost the economy over \$186 million per year.
- The impacts of declining walking and riding to school are immediate and long-term including increased travel time, more traffic congestion, less opportunity for skills development and self-efficacy and associated lower return on investment in cycling infrastructure, childhood obesity and chronic disease, and road infrastructure costs.

To aim to reverse the declining rate of walking and riding to school in Perth, DoT have released the Active Travel Roadmap 2023-2030. The Roadmap seeks to address key urban planning, policy, individual and social factors, and enable more children to walk, bike ride, scoot and catch public transport to school.

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• poor pedestrian and shared path accessibility

- traffic around schools
- safety and parent/carer perceptions
- distance between home and school • increased car affordability
 - parent/carer time constraints

grouped according to the four social-ecological factors of school travel: • Urban environment - land use and transport planning.

- Policy and regulation road rules and safety.
- Individual personal values, attitudes and behaviours.
- Social shared values and social norms.

This model is important for addressing the problem of declining walking and riding to school as it systematically identifies all factors that influence behaviour. The model explores causal, interacting and reinforcing links between these factors and facilitates the identification of appropriate measures that will lead to sustained increases in active travel to school if applied consistently.

- The Roadmap was developed by a dedicated Active Travel to School Working Group, which was established by the Bicycle Riding Reference Group, and has been endorsed by the Departments of Transport, Education and Health, the Road Safety Commission, the Western Australian Local Government Association and the Institute of Public Works and Engineering Australasia.
- The Roadmap identifies the following barriers to walking and riding to school in Perth:
- The Roadmap seeks to address these barriers to walking and riding to school, as well as supports initiatives that encourage children to switch from private car to public transport trips.
- The proposed Roadmap initiatives to address the barriers to walking and riding to school, have been

FACTOR	REF NO.	INITIATIVE
	3	Provide Connecting Schools Grants for wayfinding, riding education and end of trip facilities.
Urban Environment	5	Deliver School Connectivity Improvement Projects.
	9	Provide WA Bicycle Network Plan grants to connect Long Term Cycling Network to schools.
Policy and Regulation	3	Research and develop new initiative trials including exclusion zones, park and walk/ride, and staggered school start and finish times.
Individual	3	Provide bike education at WA Schools.
Social	1	Research parent safety perceptions.
Social	2	Develop positive attitudes and behaviours towards walking, riding and public transport.

The Roadmap identifies a total of 24 initiatives across the four social-ecological factors. The following initiatives are most relevant to the City and our community:

	ng	ACTIONS: to promote walking and riding and Timing encourage behaviour le	TIMING
50	•	City to partner with local schools and DoT to pilot infrastructure and traffic management initiatives, including temporary restricted vehicle access on roads adjacent to schools.	••
1	•	City to partner with local schools and review location, form, and use of active transport end-of-trip facilities in schools. City to support schools with grant funding applications for additional end-of-trip facilities as identified by the review.	••
52	•	City to support DoT with delivering initiatives outlined in the Active Travel Roadmap 2023-2030. • City to run walking and bike riding promotion at schools alongside any bike education program delivered by DoT or others.	••
53	•	City to include active transport promotion in all its events scheduled each year. City to attract and facilitate events that promote walking and cycling. City to work with other parties including state agencies and stakeholders to attract such events.	٠
54	•	City to run events that promote and empower women to cycle more often for a wider range of trips.	
55	:	City to review wayfinding information and signage for walking and cycling in the town centres. City to develop consistent and up to date walking and cycling wayfinding material for the town centres.	٠





IMPLEMENTATION AND MEASURING OUR PROGRESS

Investment in Active Transport

Successful active transport infrastructure requires significant community engagement, planning and investment.

The City is determined to ensure its own investment, as well as its applications for State Government funding grants, are towards projects best reflecting community aspirations and seeking to provide for safe environments for riders of all ages and abilities.

Utilising funds on the right projects has the greatest potential to increase the number of people walking and cycling within the city, as well as enhance the safety and quality of the overall experience.

The City will consider projects outlined in this Bike Plan as part of its annual budget review process, focusing on high and medium priority projects in the initial phase. Projects that are to be implemented as part of other major projects will be scheduled accordingly.



Grant Funding Opportunities

It is anticipated that funding opportunities will be available from DoT for projects that fall within the LTCN. An additional layer of routes that are important to the City but are not on the LTCN, have been termed as Community Routes.

Projects that fall within the identified Community Routes are more likely to be funded by the City and through private developments rather than through the DoT's bike grant funding process.

It is important that the projects delivered under this plan serve a genuine benefit to the community, and in order to do so the community must have input throughout all stages of project development.

The DoT has developed an Activation, Consultation and Engagement Plan (ACE) that is an integral part of all WABN funded projects. The plan provides guidance and structure to community-based consultation and engagement initiatives that seek to promote the project and measure its success as a community asset.

ACE Guidance has been developed by DoT to assist in the planning, delivering and recording of the engagement and evaluation aspects of all DoT grant funded projects. These are essential aspects of projects that have been embedded into delivery to ensure that projects can be implemented successfully, more fully serve the needs of local communities, attract different types of users, and leverage better returns on investment.

Resources are assigned to undertake:

- Activation promotion of grant project through local media and/or stories.
- Consultation consultation summary and connectivity map.
- Evaluation bike video survey (construction projects only).

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Measuring Our Progress

Our progress in delivering this Bike Plan will be evaluated and tracked against the actions below. The City will annually review and evaluate the Bike Plan and our progress. Where needed, we will update the Bike Plan, our actions and outcomes accordingly.

The desired outcomes for this Bike Plan are:

Increases in:

- Percentage of short trips made by people walking and riding in the city.
- People riding their bike in the city.
- Percentage of school children walking and
- riding their bike to and from school in the city.
- Perception of cycling safety, connectivity and effectiveness in the city.

Decreases in:

- Percentage of short trips made by people using a vehicle in the city
- Rate of crashes involving a pedestrian or bike rider in the city.

CITY ACTIONS: to promote walking and riding and Timing encourage behaviour

56 • All of the City's active transport projects (both WABN funded projects and City-funded projects) to follow the ACE plan 57 • City to work with DoT and other State Government partners to identify available annual datasets which the City can use to monitor movement trends:

- Percentage of short walk trips within the city (<1 kilometre)
- Percentage of short bike trips within the city (<3 kilometres).
- Percentage of short vehicle trips within the city (<3 kilometres).
 Total number of walk trips within the city.
- Total number of bike trips within the city.
- 58 City to request DoT to provide annual data from the Your Move 'Hands Up' surveys conducted at
- schools within the city. City to monitor annually how children are travelling to school across the city.
- 59 City to use the Level of Traffic Stress (LOTS) assessment tool during the design development stage of all new cycling infrastructure projects.
 - City to ensure that the project scores a LOTS 1 or LOTS 2 as a minimum (the City to provide additional
 - justification for any project that is progressed with a higher LOTS score): LOTS 1 – comfortable for all ages and abilities
 LOTS 2 – comfortable for most adults
- 60 City to use Main Roads WA crash data to annually monitor crashes within the city involving a pedestrian or bike rider.
- Short term action (completed or initiated within 2 3 years)
- Longer term action (completed or initiated after 2 3 years)





6.2 APPROVAL TO ADVERTISE DRAFT ANIMAL AMENDMENT LOCAL LAW 2023

Attachments: 1. Animal Amendment Local Law 2023 😃 🔛

RECOMMENDATION:

That Council:

- 1. AUTHORISES the Chief Executive Officer to provide local public notice in accordance with section 3.12(3) of the *Local Government Act 1995*, for a period of at least 6 weeks, that:
 - 1.1 it is proposed to make the City of Vincent *Animal Amendment Local Law 2023* at Attachment 1;
 - 1.2 the purpose of this amendment local law is to amend certain provisions of the City of Vincent *Animal Local Law 2022*;
 - 1.3 The effect of this amendment local law is to provide further clarity of the requirements with which owners and occupiers of premises within the district must comply with in order to keep cats.
 - 1.4 Copies of the proposed amendment local law are available for inspection at the City's office, Library and Local History Centre and on its website;
- 2. NOTES that in accordance with Section 3.12(3)(b) of the *Local Government Act 1995* a copy of the proposed amendment local law and public notice will be provided to the Minister for Local Government;
- 3. NOTES that any submissions received as a result of the public notice provided as set out in recommendation 1 above will be presented to Council for consideration.

PURPOSE OF REPORT:

To consider giving public notice of the City of Vincent Animal Amendment Local Law 2023.

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 and can be viewed <u>here</u>.

Local public notice of adoption of the *Animal Local Law 2022* was published on 16 February 2023, noting that the local law will become operational on 17 February 2023.

The *Animal Local Law 2022,* relevant documents and advice from 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 to action certain undertakings.

At its 4 April 2023 Meeting (Item 10.3), Council was presented with the requested undertakings and approved responding to the JSCDL in agreeance with the requested undertakings.

A letter was provided to the Committee in agreeance with the undertakings on 13 April 2023.

On 10 May 2023, the JSCDL considered the letter and resolved to accept the Council's undertakings, discharge the Notice of Motion to disallow the local law and take no further action.

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*.

Where the committee has expressed concerns about a local law, rather than disallowing the law, the relevant local government is requested to provide the committee with a satisfactory written undertaking to address the concerns by amending or repealing parts of the local law.

The committee advised that clause 3.7(1)(b) of the *City of Vincent Animal Local Law 2022* is inconsistent with the Cat Act 2011. 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 Cat Act 2011.

In fulfilling the requested undertakings, the City is required to make the *Animal Amendment Local Law 2023* within six months, by 23 September 2023. This would be made in accordance with all mandatory procedural steps contained in section 3.12 of the *Local Government Act 1995.*

A copy of the draft Animal Local Law 2023 is at Attachment 1.

Clause 3.7(1)(b) of the City of Vincent Animal Local Law 2022 currently reads -

- (1) Every licence is issued subject to the following conditions—
 - (a) each cat kept on the premises to which the licence relates must comply with the requirements of the Cat Act;
 - (b) each cat must be contained on the premises unless under the effective control of a person;
 - (c) the licence holder will provide adequate space for the exercise of each cat kept on the premises;
 - (d) the premises must be maintained in good order and in a clean and sanitary condition; and
 - (e) the conditions contained in Schedule 3.

The Amendment Local Law replaces Clause 3.7(1) with:

(1) Every licence is issued subject to the following conditions—

- (a) each cat kept on the premises to which the licence relates must comply with the requirements of the Cat Act;
- (b) the licence holder will provide adequate space for the exercise of each cat kept on the premises;
- (c) the premises must be maintained in good order and in a clean and sanitary condition; and
- (d) the conditions contained in Schedule 3.

Schedule 5 – Offences and modified penalties has also been amended to remove the current clause 3.7(1)(b) relating to a cat must be contained on the premises unless under the effective control of a person.

Local Governments must submit any proposed Local Law to the Minister for comment during the advertising period as noted in section 3.12(3)(b).

Any comment provided by DLGSC when the Amendment Local Law is provided to the Minister in accordance with section 3.12(3)(b), would be presented to Council after the consultation period has closed and when Council would be recommended to adopt the Amendment Local Law.

CONSULTATION/ADVERTISING:

In accordance with section 3.12 of the *Local Government Act 1995* local public notice of the draft *Animal Amendment Local Law 2023* will be provided in the following ways:

- a notice published in a local newspaper;
- a consultation page displayed on the City's website (Imagine Vincent);
- inclusion of a News Item on the City's website;
- promotion on the City of Vincent's Facebook page; and
- inclusion on notice boards at the City of Vincent's Administration building and Library.

The local public notice will state:

- that the City proposes to make the Animal Amendment Local Law 2023;
- the purpose and effect of the Amendment Local Law (as set out in recommendations 1.2 and 1.3 above);
- a copy of the Amendment Local Law may be obtained or inspected at the City's Administration and Civic Centre, Library and Local History Centre; and
- submissions about the Amendment Local Law may be made to the City by a date specified in the notice (being no less than 6 weeks after the notice is given).

A copy of the notice and draft Amendment Local Law will be provided to the Minister for Local Government.

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 approve advertising the draft Animal Amendment Local Law 2023.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

Innovative and Accountable

We engage with our community so they are involved in what we are doing and how we are meeting our goals.

SUSTAINABILITY IMPLICATIONS:

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

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 advertising the local law, which can be expended from the City's operating budget.

City of Vincent

Dog Act 1976

Cat Act 2011

Local Government Act 1995

Animal Amendment Local Law 2023

Animal Amendment Local Law 2023

DOG ACT 1976 CAT ACT 2011 LOCAL GOVERNMENT ACT 1995 CITY OF VINCENT

LOCAL GOVERNMENT PROPERTY AMENDMENT LOCAL LAW 2022

Under the powers conferred by the *Dog Act 1976*, the *Cat Act 2011*, the *Local Government Act 1995* and under all other powers enabling it, the Council of the City of Vincent resolved on XX XXX 2023 to make the following amendment local law.

1. Citation

This local law may be cited as the City of Vincent Animal Amendment Local Law 2023.

2. Objective

- (a) The objective of this amendment local law is to amend certain provisions of the *City of Vincent Animal Local Law 2022.*
- (b) The effect of this amendment local law is to provide further clarity of the requirements with which owners and occupiers of premises within the district must comply with in order to keep cats.

3. Commencement

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

4. Principal Local Law

This amendment local law amends the *City of Vincent Animal Local Law 2022*, published in the *Government Gazette* on 3 February 2023.

5. Clause 3.7(1) replaced

Clause 3.7(1) is replaced with:

- (1) Every licence is issued subject to the following conditions—
 - (a) each cat kept on the premises to which the licence relates must comply with the requirements of the Cat Act;
 - (b) the licence holder will provide adequate space for the exercise of each cat kept on the premises;
 - (c) the premises must be maintained in good order and in a clean and sanitary condition; and
 - (d) the conditions contained in Schedule 3.

6. Schedule 5 amended

Schedule 5 is amended by –

1. Deleting the item as follows -

and;

2. Renumbering the subsequent items accordingly.

Dated XX XXX 2023

The Common seal of the City of Vincent was affixed by authority of a resolution of the Council in the presence of-EMMA COLE, Mayor

DAVID MACLENNAN, Chief Executive Officer

6.3 GLYPHOSATE USE IN THE CITY OF VINCENT

Attachments:

WALGA Fact Sheet - Integrated Weed Management Practices J.
 WALGA Fact Sheet - Benefits and Limitations of Weed Control Methods J.

RECOMMENDATION:

That Council

- 1. NOTES the information contained within this report on the City's integrated weed management processes including:
 - 1.1 The Australian Pesticide and Veterinary Medicines Authority regulations on the use of glyphosate;
 - 1.2 The City's use of glyphosate for weed control in public open space to maintain fit for purpose public open space; and
 - 1.3 Cost estimates for further reduction in the use of glyphosate.

PURPOSE OF REPORT:

The purpose of this report is to provide Council with information on the City's current use of glyphosate and details on estimated costs for further reduction in its use.

BACKGROUND:

Local Governments undertake weed management in public open space to meet the regulatory requirements under the *Biosecurity and Agriculture Management Act 2007*, protect biodiversity, reduce bushfire risk, reduce damage to infrastructure, and meet community expectations for the amenity and aesthetics of local areas.

In response to a motion carried at the 2021/2022 Annual Meeting of Electors Council resolved at its 14 February 2023 meeting that administration provide a report on options and costs for further reduction in the use of glyphosate for weed control in public open space.

DETAILS:

Australian Pesticides and Veterinary Medicines Authority

The City is limited to using pesticides that have been approved for use by the Australian Pesticides and Veterinary Medicines Authority (APVMA) which is responsible for the regulation and control of agricultural and veterinary chemicals up to the point of retail sale.

The APVMA have stated that all glyphosate products registered for use in Australia have been through a robust chemical risk assessment process and have concluded that the weight-of-evidence indicates that exposure to glyphosate does not pose a carcinogenic or genotoxic risk to humans.

Current Glyphosate Use Within the City of Vincent

Wherever possible, the City's Parks Team use alternatives to glyphosate for weed control. This includes organic chemicals (pelargonic acid), manual or mechanical techniques such as hand weeding, mulching, and understorey planting for weed suppression.

When applying chemicals in public open space (POS) the City's Parks staff and/or contractors erect signage as per the *Health (Pesticides) Amendment Regulation 2016*, which requires signage to be clearly displayed at a distance that provides adequate warning whilst the chemical is being applied and/or until it has dried on the leaf of the plant(s).

The City utilises a range of treatment methods as part of a holistic and integrated approach to weed management. The selection of treatment method is based on specific objectives and site requirements. Wherever possible the City's Parks Team use alternatives to glyphosate however there are some specific applications where its use is required which include:

- Control of perennial running grasses and woody perennial weeds by Parks Staff and/or specialised contractors where required (e.g. eco-zoning program implementation and maintenance).
- City wide footpaths and kerb line spraying undertaken by contractors annually.

Parks staff are prohibited from using glyphosate around playgrounds and spraying any chemicals during school holidays unless approved by the Manager Parks (e.g. when its use is required near a school approval is given to spray during school holidays).

Information is provided to the community on the City's weed control practices via a dedicated webpage on the City's website: <u>https://www.vincent.wa.gov.au/residents/parks-and-streetscapes-maintenance/weed-control.aspx</u>

West Australian Local Government Association Integrated Weed Management Working Group

In an effort to explore alternatives to glyphosate the Parks Team have engaged with other Local Governments directly and is an active participant in West Australian Local Government Association (WALGA) Integrated Weed Management Working Group.

This working group is comprised of 27 Local Governments from urban and regional areas across the state. The working group has gathered information from participating Local Governments on alternative chemical and non-chemical weed control methods with the below key findings:

Organic Herbicides:

- Alternative non-selective chemical substitutes such as pelargonic acid, acetic acid and pine oil are not as effective as glyphosate.
- Organic sprays are contact herbicides and require 100% coverage of leaves and stems to be effective therefore, requiring more chemical and greater exposure to staff applying and the general public. Increased levels of spraying also increases the risk of off target damage (i.e. damage to surrounding plants).
- Pelargonic acid, acetic acid and pine oil are all required to be mixed at a greater concentration, requiring more chemical to be purchased and used.
- Acetic acid and pine oil are classified as a schedule 6 "poison" with a moderate potential for causing harm at a low exposure, whereas glyphosate is classified as a schedule 5 "caution" with a low potential for causing harm.

Steam Control:

- There are 17 Local Governments that have reviewed the use of steam weed treatment. All found that steam weed treatment is a costly option compared with other weed control methods.
- The City of Joondalup has trialled steam in conjunction with hot water, which has better ground penetration and lower water use than steam alone.
- Steam and hot water control can be used in a streetscape and footpath situation but is not a viable option for garden beds or within parks and reserves. The potential for off target damage is too great as the treatment will kill any underground roots of surrounding vegetation, as well as destroying any nutrients and microbial activity within the soil preventing any succession planting to establish.

All of the Local Governments participating in the WALGA Integrated Weed Management Working Group still utilise glyphosate for weed control in public open space in varying degrees. Due to the community opinions on the use of glyphosate and the current need to still use this chemical for effective weed control, one of the key objectives of the group is to educate the community and several fact sheets have been developed including:

- Fact Sheet Integrated Weed Management Practices (Attachment 1)
- Fact Sheet Benefits and Limitations of Weed Control Methods (Attachment 2)

In addition to fact sheets, the below video has been produced in collaboration with Kings Park: https://www.youtube.com/watch?v=tvC1XFKdxUA&t=9s

Glyphosate Residue Testing in Hyde Park

An independent contractor was engaged by the Parks Team to undertake soil testing at Hyde Park to ascertain if glyphosate had any residual traces in the soil. Hyde Park was selected as it's a high-profile site that has been maintained using glyphosate and a selection of other herbicides over many years. The testing was conducted on the 30 May 2023 and 6 June 2023.

The study sampled a site one day after application and again eight days after application of the recommended rate of glyphosate (10ml per litre). The results detailed in the below table and are measured in milligrams of glyphosate per kilogram of soil.

3.

Date of Sampling	Glyphosate Content - mg/kg	Soil moisture %
30/05/23	3.6	2
06/06/23	<1	27

Eight days after application there was no detectable quantity of glyphosate within the sample, indicating that there was less than 1mg/kg present (with 1mg being the minimum detectable trace for testing). During the testing period the site received 105mm of rainfall which explains the variance in soil moisture.

The above results indicate that glyphosate, when applied at the recommended rate, has little to no residual presence in the soil eight days after application. However, the occurrence of rainfall between samplings, along with the small number of test sites limits the confidence of these results. Therefore, the Parks Teams intends to carry out further testing during the dryer months at multiple locations.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's Strategic Community Plan 2022-2032:

Enhanced Environment

Our parks and reserves are maintained, enhanced and are accessible for all members of the community.

SUSTAINABILITY IMPLICATIONS:

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

Urban Greening and Biodiversity

FINANCIAL/BUDGET IMPLICATIONS:

Based on costings and case studies provided from other Local Governments through the WALGA Integrated Weed Management Working Group, extensive steam weed control trials have found that the average cost of steam treatment is four times the price of glyphosate per application, with a minimum of five applications a year recommended for the steam treatment to be successful.

Footpath and Kerb Line Weed Control Cost Comparison Within City of Vincent:

Should the City decide to implement steam treatment for weed control of footpaths and kerb lines, the current budget would need to be increased from \$25,000 to over \$500,000. Details are provided in the below table:

Weed Control	Area	Annual Cost - single glyphosate Annual Cost Steam Control	
Location		treatment	treatments
Footpaths	435,000m ²	\$15,225	\$304,500
Kerb lines	350,000m ²	\$6,160	\$123,200
Traffic Islands	30,000m ²	\$4,500	\$90,000
TOTAL ANNUAL COST		\$25,885.00	\$517,700.00

Steam Treatment within Parks and Reserves

Detailed costs associated with the elimination of glyphosate use within the City's parks and reserves are currently unknown. However, based on trials carried out by the City of Rockingham, it was found that a 10m² area cost \$1.00 to treat with glyphosate and \$80.00 with steam.

Control Method	Cost per m ²	Cost 10m ²	Time required
Glyphosate	\$0.10	\$1.00	15 mins
Steam	\$8.00	\$80.00	60 mins

COMMENTS:

Administration recognises the public interest and safety concerns regarding the use of glyphosate for weed control within POS. It is therefore important for the City to manage its use and continue to investigate and trial options to further reduce it use.

To ensure our POS is maintained to be fit for purpose and meet environmental and greening commitments, the continued use of glyphosate is essential for specific parks operations and programs within the scope of current budgets and resources. The City is committed to the safe and responsible use of chemicals and maintaining open and transparent weed management.

Further reduction of the use of glyphosate could have significant cost implications which are not currently budgeted.

WALGA

Local Government Integrated Weed Management Practices

Local Governments undertake weed management in a variety of areas and participate in a shared responsibility approach.

Local Governments undertake weed management in natural areas, parks and reserves, streetscapes and urban landscapes, and road reserves. Weed management is needed to meet the regulatory requirements under the *Biosecurity and Agriculture Management Act 2007*, protect biodiversity, reduce bushfire risk, reduce damage to infrastructure, and meet community expectations for the amenity and aesthetics of local areas. Local Governments undertake actions to prevent, monitor and control the introduction and spread of weeds. Effective weed management is based on the principle of shared responsibility, with a coordinated approach required by government, industry and members of the public.

Weed prevention

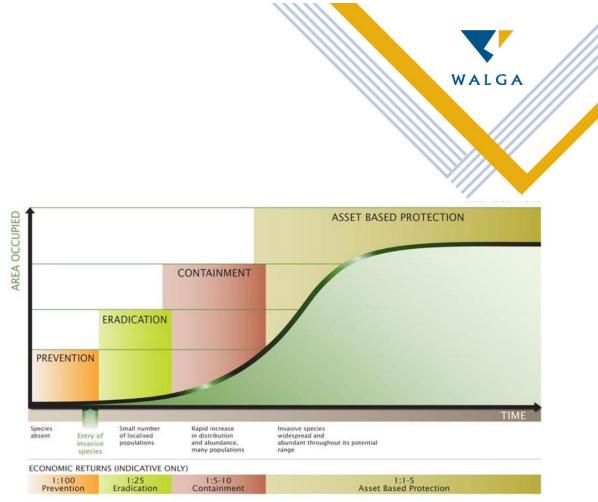
Preventing weed establishment is one of the most effective approaches to weed management. Local Governments implement a variety of weed prevention practices including minimising access and disturbance, weed hygiene procedures, weed management after fire, competitive planting and mulching. Best practice hygiene procedures include sourcing plants from Nursery Industry Accreditation Scheme Australia (NIASA) accredited nurseries and using Australian Standard mulches and compost to ensure these products do not introduce weeds into an area.

Weed control

While weed prevention is important for reducing new infestation of weeds from occurring or spreading, weed control is necessary for reducing or eradicating weed infestations already present. The weed control methods used by Local Government include physical, chemical, hydrothermal and biological control. Physical weed control includes hand removal, smothering or mulching. Chemical weed control includes the use of synthetic or organic herbicides in accordance with regulatory requirements. Hydrothermal weed control uses steam and hot water. Biological control involves using a weed's natural control agents (usually insects or disease). Weed management in natural areas differs substantially to parks and urban landscaping areas due to the difference in weed density and biodiversity values.

The biosecurity invasion curve (pictured overleaf) provides a useful illustration on how weed prevention and early control achieves the greatest outcomes at the least cost. A robust weed management approach will implement controls across the continuum to manage the negative impacts of weeds.

www.walga.asn.au



The biosecurity invasion curve (Department of Primary Industries Victoria 2009[©])

Weed monitoring and reporting

Weed monitoring is important to identify areas with weed populations, assess weed spread, discover new weeds, protect significant native flora species and measure the effectiveness of weed control measures. There are numerous approaches that can be used to monitor weed presence and distribution, including weed mapping, photographic monitoring and observations. Weed monitoring and reporting reviews the success of control efforts and ensures adaptive management.

Partnerships

Local Governments can partner with other agencies that also have weed management roles and responsibilities, including State Government, Natural Resource Management groups, research organisations, universities, schools and Friends Groups. Friends Groups and community members can make substantial contributions towards weed control on Local Government managed land and private property.

Education

Local Government plays a key role in community education by raising awareness of the impact of weeds, the need for shared weed prevention and control, and providing information on council weed control strategies and operations.

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WALGA

Benefits and Limitations of Weed Control Treatments

Building the capacity of Local Government to implement accountable and effective weed control programs

The Local Government Herbicide Use and Integrated Weed Management Working Group has collated data from trials of commonly used weed control treatments to share information on cost and effectiveness. Twenty-five Local Governments from across Western Australia participated in the survey. Qualitative ratings (0 low - 5 high) were used to evaluate the efficacy and cost effectiveness of each treatment, and quantitative data was provided on cost per hectare and percentage weed control for up to 42 days following treatment.

Local Governments have trialled a range of weed control treatments, including pre-emergent and post-emergent herbicides, organic herbicides (pine oil, pelargonic and acetic acid), manual, mechanical, suppression and thermal (hot water, steam and solarisation) treatments.

Pre-emergent herbicides have not been widely trialled or adopted for use by Local Government. The most commonly used post-emergent herbicides are glyphosate, fusillade and metsulfuron, which have demonstrated high efficacy and cost effectiveness. Several Local Governments restrict the use of glyphosate to specific areas, including the Town of Bassendean, Shire of Denmark, Town of Mosman Park, City of Joondalup and City of Subiaco.

Organic herbicides showed low to medium effectiveness in controlling weeds, with most products not adopted for ongoing use by Local Government.

The majority of contributing Local Governments have incorporated non-chemical weed control such as manual hand removal, slashing and competitive planting and mulching into their integrated weed control programs. The City of Fremantle reported that manual weed control in bushland areas was beneficial in reducing herbicide use and off-target vegetation damage.

There are 17 Local Governments that have reviewed the use of steam weed treatment. All found that steam weed treatment is a costly option compared with other weed control methods. The City of Joondalup uses steam in conjunction with hot water, which has better ground penetration and lower water use than steam alone. Seven Local Governments have adopted the use of steam as an ongoing treatment in their weed control programs, including the Town of Bassendean, Shire of Bruce Rock, Cities of Fremantle, Joondalup, Perth, South Perth and Subiaco. As this treatments are not selective, application is restricted to specific areas such as garden beds and paved areas to avoid off target damage.

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6.4 RFT IE259/2023 BEATTY PARK LEISURE CENTRE 12 & 30 METRE POOL TILE RENEWAL

Attachments: 1. Evalutation Summary - Confidential

RECOMMENDATION:

That Council:

- 1. NOTES the outcome of the evaluation process for Tender IE259/2023 Beatty Park Leisure Centre 12 & 30 Metre Pool Tile Renewal; and
- 2. ACCEPTS the tender submission of Paragon Construction Solutions Pty Ltd for Tender IE259/2023 Beatty Park Leisure Centre 12 & 30 Metre Pool Tile Renewal.

PURPOSE OF REPORT:

For Council to accept the tender submission of Paragon Construction Solutions Pty Ltd for Tender IE259/2023 Beatty Park Leisure Centre 12 & 30 Metre Pool Tile Renewal.

BACKGROUND:

Beatty Park Leisure Centre (BPLC) underwent a major \$17 million renewal in 2012 as part of a facility upgrade. Included in the facility renewal was the retiling of the Centre's four main swimming pools; 50m, 12m, 30m and indoor 25m, slide and leisure pool.

The indoor 25m pool, slide pool, and leisure pool were recently renewed in 2021 due to the interior of the pool failing. The 12m and 30m pools, the subject of this request, started to deteriorate in March 2022, and the tiling has started to delaminate.

A Contractor has been sought to complete tiling renewal works for these two pools in accordance with detailed specifications.

DETAILS:

Tender Submissions

Submission were received from three (3) Respondents:

- Distinctive Pools Pty Ltd
- Paragon Construction Solutions Pty Ltd
- Schlager Group Pty Ltd

Evaluation Panel

The Evaluation Panel comprised of four members, being:

- one with tender preparation skills
- two with the appropriate operational expertise and involvement in supervising the contract
- one with probity advice provided by a Procurement and Contracts Officer

Compliance Assessment

All offers received were assessed as fully compliant and progressed to the qualitative assessment.

Evaluation Method and Weighting

The qualitative weighting method of tender evaluation was selected to evaluate the offer.

The qualitative criteria and weighting used in evaluating the submission received were as follows:

Qualitat	Weighting	
1	Understanding of the Project	45%
2	Capacity, Skills and Experience	45%
3	Environmental and Social	10%

Qualitative Assessment

Respondent	Weighted Percentage Score	Qualitative Ranking	Comment
Distinctive Pools Pty Ltd	49%	3	Overall, the panel agreed that the response complies and is credible but not completely convincing.
Paragon Construction Solutions Pty Ltd	87%	1	Overall, the panel agreed that the response was highly convincing and credible. The response demonstrates outstanding capability, capacity and experience. All claims adequately demonstrated and substantiated.
Schlager Group Pty Ltd	57%	2	Overall, the panel agreed that the response complies and is credible but not completely convincing.

Refer to **Confidential Attachment 1** for further detail.

Price Assessment

The panel carried out an assessment of the submitted pricing offered.

Contractor	Total Cost ex GST	Price Ranking
Distinctive Pools Pty Ltd	\$835,000	2
Paragon Construction Solutions Pty Ltd	\$743,965*	1
Schlager Group Pty Ltd	\$1,056,501	3

*Contingency amount included to accommodate uncertainty of the quality of the ground works under the dive pool structure.

Refer to **Confidential Attachment 1** for further detail.

Evaluation Summary

The panel concluded that the tender from Paragon Construction Solutions Pty Ltd provides value for money to the City and is therefore recommended for the provision of IE259/2023 Beatty Park Leisure Centre 12 & 30 Metre Pool Tile Renewal for the following reasons:

- Compliance with the submission requirements;
- Ranked first in the qualitative assessment;
- Ranked first in the pricing assessment;
- References conducted and verified claims; and
- Pricing demonstrates value for money.

It is therefore recommended that Council accepts the tender submitted by Paragon Construction Solutions Pty Ltd for Tender IE259/2023 Beatty Park Leisure Centre 12 & 30 Metre Pool Tile Renewal.

CONSULTATION/ADVERTISING:

The Request for Tender IE259/2023 Beatty Park Leisure Centre 12 & 30 Metre Pool Tile Renewal was advertised in the West Australian on Saturday 6 May 2023 and on both the City's website and VendorPanel between 6 May 2023 and 16 June 2023.

LEGAL/POLICY:

The Request for Tender was prepared and advertised in accordance with:

- Section 3.57 of the Local Government Act 1995;
- Part 4 of the Local Government (Functions and General) Regulations 1996; and
- City of Vincent Purchasing Policy.

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to accept the preferred Respondent.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

Connected and Healthy Community

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

Thriving Places

Efficiently managed and maintained City assets in the public realm.

Sensitive Design

Our built form character and heritage is protected and enhanced.

SUSTAINABILITY IMPLICATIONS:

This does not contribute to any specific sustainability outcomes of the City's Sustainable Environment Strategy 2019-2024, although the sustainability and environmental management practices of Respondents was a weighted qualitative criteria of this request, and the preferred Respondent provided some evidence of sustainability practices.

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

Increased mental health and wellbeing.

FINANCIAL/BUDGET IMPLICATIONS:

The total cost of the submission from Paragon Construction Solutions Pty Ltd at \$743,965 ex GST, includes a contingency for uncertain ground works under the dive pool structure. The works comprise part of the 2023/2024 Capital Works Program Budget – BPLC Pool Tiling Works \$800,000 and is within budget.

COMMENTS:

The tender submission from Paragon Construction Solutions Pty Ltd complies with all the tender requirements. The submission was well presented and included all relevant and specific information required and requested within the tender specification.

The Evaluation Panel deemed the response to be convincing and credible, demonstrating the capability, capacity and experience for key evaluation criteria.

7 COMMUNITY & BUSINESS SERVICES

7.1 FINANCIAL STATEMENTS AS AT 31 MAY 2023

Attachments: 1. Financial Statements as at 31 May 2023 😃 🛣

RECOMMENDATION:

That Council RECEIVES the Financial Statements for the month ended 31 May 2023 as shown in Attachment 1.

PURPOSE OF REPORT:

To present the statement of financial activity for the period ended 31 May 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 May 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	7-15
5.	Cash Backed Reserves	16
6.	Rating Information and Graph	17-18
7.	Debtors Report	19
8.	Beatty Park Leisure Centre Financial Position	20-21

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 31 May 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 higher than the YTD budgeted revenue by \$1,501,417 (2.4%). The following items materially contributed to this position:

- A favourable variance of \$1,217,612 in Fees and Charges mostly due to:
 - \$724,537 favourable car parking revenue and budget phasing
 - o \$202,741 favourable Beatty Park enrolment, membership, and admission fee income
 - \$106,838 favourable Development and Design application fees due to an increase in applications received
 - \$69,500 favourable property lease income mostly due to timing.
- A favourable variance in Interest earnings of \$182,366 mostly due to higher than expected interest rates.
- A favourable variance in Rates revenue of \$182,366 mostly due to higher interim rates.

- A favourable variance in other revenue of \$149,537 mostly due to higher Container Deposit Scheme income.
- An unfavourable variance for Profit on Disposal of Assets of \$250,314 due to a timing variance of heavy and light fleet disposals.

Expenditure by Nature or Type (on page 1) is favourable, attributed by an under-spend of \$3,298,368 (5.4%). The following items materially contributed to this position:

- \$1,150,257 favourable Employee related costs mostly due to timing variances and vacancies.
- \$1,414,471 favourable Materials and Contracts mainly due to timing variances.
- \$392,670 favourable Depreciation expense due to a timing variance.
- \$145,633 favourable Other expenses due to a timing variance of fines lodgement fees.
- \$110,395 favourable Utility charges due to lower electricity costs.

Surplus Position – Year End 2022/23

The surplus brought forward to 2022/23 was \$6,676,946 with a favourable closing surplus position of \$7,997,066 at 31 May 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:

- 1. <u>Statement of Financial Activity by Nature or Type Report (Note 1 Page 1)</u> This statement of financial activity shows revenue and expenditure classified by Nature or Type.
- <u>Net Current Funding Position (Note 2 Page 2)</u>
 '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. <u>Capital Expenditure and Funding Summary (Note 4 Page 7-15)</u> 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. <u>Cash Backed Reserves (Note 5 Page 16)</u> 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 31 May 2023 is \$15,705,907.
- 6. Rating Information (Note 6 Page 17-18)

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 31 May 2023 was \$1,489,211, excluding deferred rates of \$118,570. The outstanding rates percentage at 31 May 2023 was 3.54% compared to 3.56% for the same period last year.

7. <u>Receivables (Note 7 Page 19)</u>

Total trade and other receivables as at 31 May 2023 were \$3,173,909.

Below is a summary of the significant items with an outstanding balance over 90 days:

- \$1,437,585 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.
- \$195,673 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 20-21)</u>

As at 31 May 2023, the Centre's operating surplus position was \$1,134,815 (excluding depreciation) compared to the prior YTD surplus amount of \$666,376. 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 2022-2032*:

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	Revised Budget	YTD Budget 31/05/2023	YTD Actual 31/05/2023	YTD Variance	YTD Variance
		\$	\$ 1/03/2025	\$ 1103/2023	\$	%
Opening Funding Surplus(Deficit)		6,676,946	6,676,946	6,676,946	0 0	0.0%
Revenue from operating activities						
Rates		39,980,329	39,980,329	40,165,277	184,948	0.5%
Operating Grants, Subsidies and Contributions		1,247,567	666,623	683,891	17,268	2.6%
Fees and Charges		21,679,846	19,915,392	21,133,004	1,217,612	6.1%
Interest Earnings		1,283,000	1,368,584	1,550,950	182,366	13.3%
Other Revenue		1,273,712	1,175,718	1,325,255	149,537	12.7%
Profit on Disposal of Assets		2,306,226	457,938	207,624	(250,314)	-54.7%
		67,770,680	63,564,584	65,066,001	1,501,417	2.4%
Expenditure from operating activities						
Employee Costs		(29,103,384)	(26,080,952)	(24,930,695)	1,150,257	-4.4%
Materials and Contracts		(22,252,093)	(18,888,450)	(17,473,979)	1,414,471	-7.5%
Utility Charges		(1,860,263)	(1,703,351)	(1,592,956)	110,395	-6.5%
Depreciation on Non-Current Assets		(12,151,458)	(11,257,954)	(10,865,284)	392,670	-3.5%
Interest Expenses		(540,835)	(455,189)	(459,537)	(4,348)	1.0%
Insurance Expenses		(647,958)	(593,978)	(593,978)	0	0.0%
Other Expenditure		(1,266,116)	(827,623)	(681,990)	145,633	-17.6%
Loss on Disposal of Assets		(779,978)	(779,978)	(690,688)	89,290	-11.4%
On anothing activities analysis of from budget		(68,602,085)	(60,587,475)	(57,289,107)	3,298,368	-5.4%
Operating activities excluded from budget		0	0	(404.004)	(101.001)	0.0%
Add Deferred Rates Adjustment				(131,391)	(131,391)	
Add Back Depreciation		12,151,458	11,257,954	10,865,284	(392,670)	-3.5%
Adjust (Profit)Loss on Asset Disposal		(1,526,248) 10,625,210	322,040 11,579,994	483,064 11,216,957	161,024 (363,037)	50.0% -3.1%
Amount attributable to operating activities		9,793,805	14,557,103	18,993,851	4,436,748	30.5%
Investing Activities						
Non-operating Grants, Subsidies and Contributions		2,454,098	2,067,438	736,609	(1,330,829)	-64.4%
Purchase Property, Plant and Equipment	4	(8,729,604)	(8,005,960)	(4,387,708)	3,618,253	-45.2%
Purchase Infrastructure Assets	4	(8,261,437)	(7,676,399)	(3,710,048)	3,966,352	-51.7%
Proceeds from Joint Venture Operations		1,666,666	833,333	1,666,668	833,335	100.0%
Proceeds from Disposal of Assets		1,458,000	1,458,000	298,998	(1,159,002)	-79.5%
Amount attributable to investing activities		(11,412,277)	(11,323,588)	(5,395,480)	5,928,108	-52.4%
Financing Activities						
Principal elements of finance lease payments		(70,602)	(70,602)	(88,252)	(17,650)	25.0%
Repayment of Loans		(1,501,877)	(1,401,137)	(1,401,141)	(4)	0.0%
Proceeds from New Loans	_	827,879	827,879	827,879	0	0.0%
Transfer to Reserves	5	(8,518,926)	(6,007,534)	(6,051,878)	(44,344)	0.7%
Transfer from Reserves	5	4,363,230	4,353,224	2,047,432	(2,305,792)	-53.0%
Amount attributable to financing activities		(4,900,296)	(2,298,170)	(4,665,960)	(2,367,790)	103.0%
Closing Funding Surplus(Deficit)		158,178	7,612,291	15,609,357	7,997,066	105.1%

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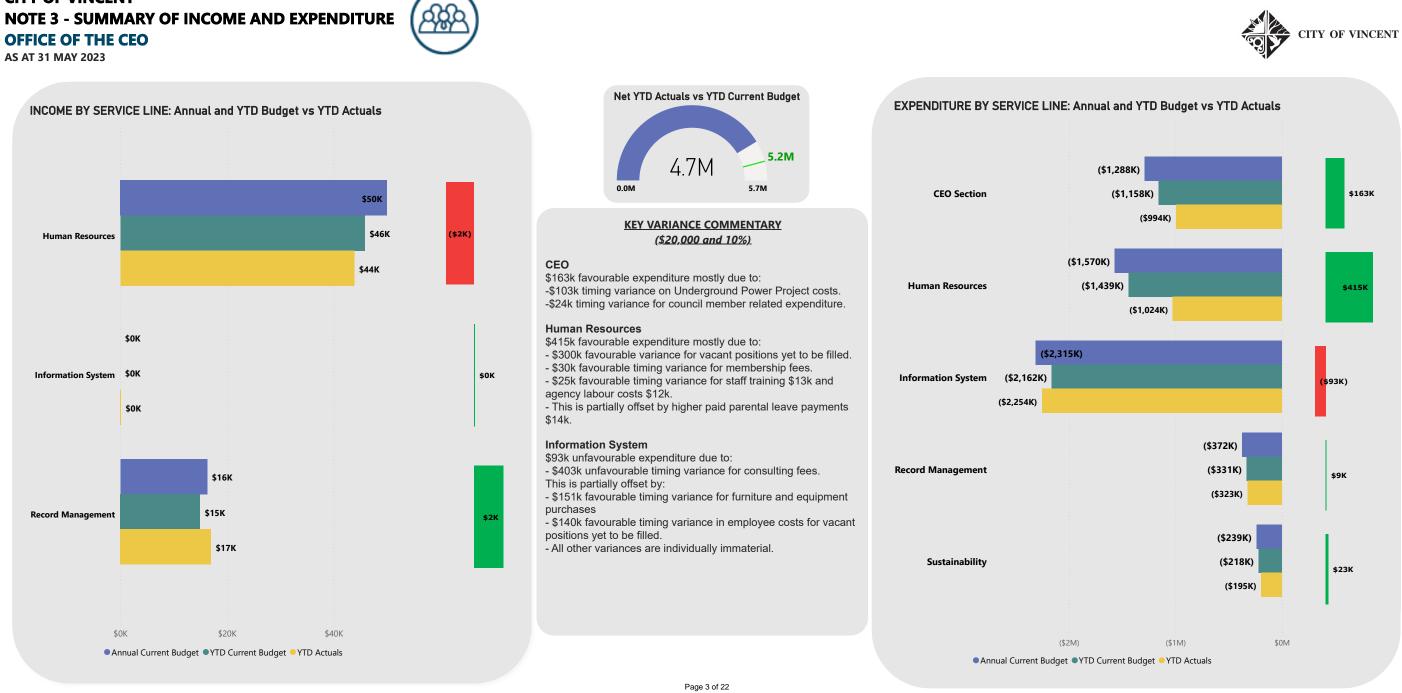


CITY OF VINCENT NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY NOTE 2 - NET CURRENT FUNDING POSITION FOR THE PERIOD ENDED 31 MAY 2023

	Note	YTD Actual	PY Actual
		31/05/2023	31/05/2022
		\$	\$
Current Assets			
Cash Unrestricted		21,819,855	18,090,059
Cash Restricted		15,705,907	11,052,770
Investments		0	11,000
Receivables - Rates	6	1,489,211	1,472,747
Receivables - Other	7	3,173,909	2,455,515
Inventories		1,431,939	214,494
		43,620,821	33,296,585
Less: Current Liabilities			
Payables		(8,540,215)	(6,080,105)
Provisions - employee		(5,311,743)	(4,922,507)
	_	(13,851,958)	(11,002,612)
Unadjusted Net Current Assets		29,768,863	22,293,973
Adjustments and exclusions permitted by FM Reg 32			
Less: Reserves - restricted cash	5	(15,705,907)	(11,052,770)
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		1,504,277	1,198,616
Add: Infringement Debtors transferred to non current asset		1,293,417	1,225,718
	_	(14,159,506)	(8,639,436)
Adjusted Net Current Assets	_	15,609,357	13,654,537

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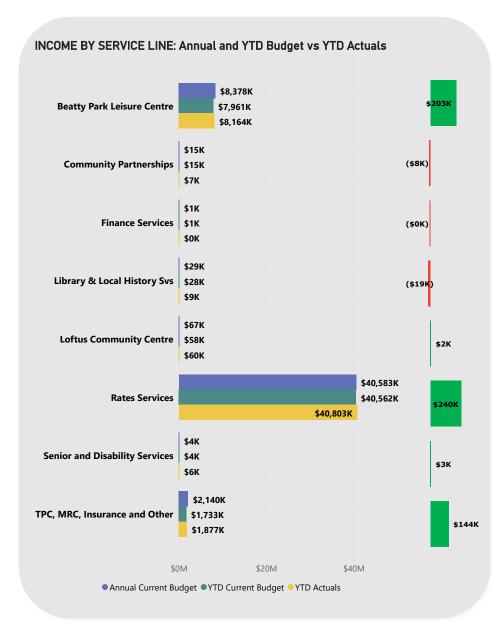
CITY OF VINCENT NOTE 3 - SUMMARY OF INCOME AND EXPENDITURE OFFICE OF THE CEO

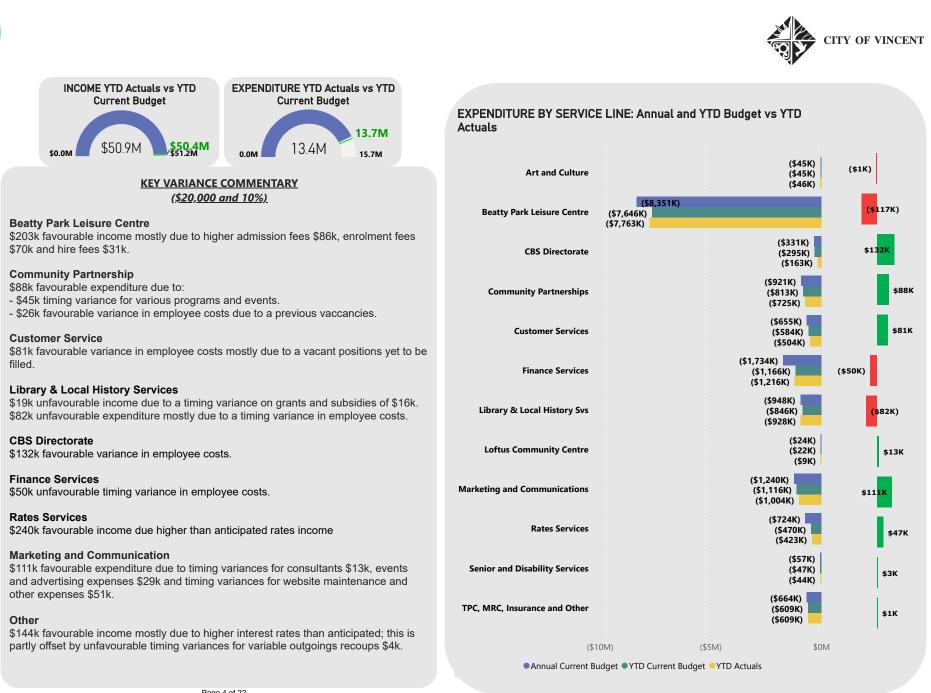


CITY OF VINCENT

NOTE 3 - SUMMARY OF INCOME AND EXPENDITURE COMMUNITY & BUSINESS SERVICES DIRECTORATE AS AT 31 MAY 2023

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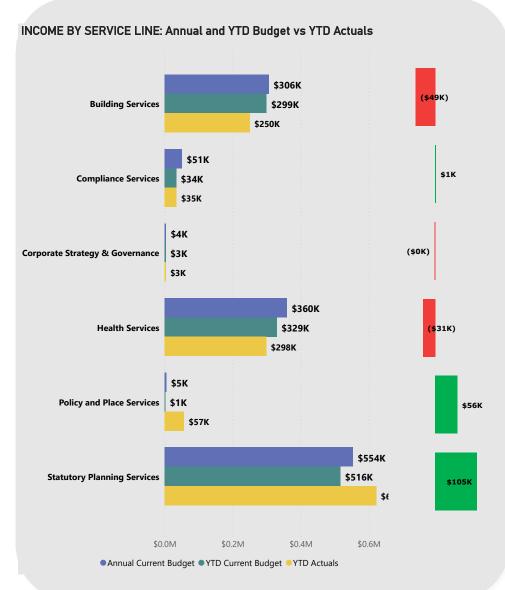
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CITY OF VINCENT

NOTE 3 - SUMMARY OF INCOME AND EXPENDITURE

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STRATEGY AND DEVELOPMENT DIRECTORATE
AS AT 31 MAY 2023



Net YTD Actuals vs YTD Current Budget 5.1M 4.6M	EXPENDITURE BY SERVICE LINE: A	Ann
<u>KEY VARIANCE COMMENTARY</u> (<u>\$20,000 and 10%)</u>		
Building Services \$49k unfavourable income relating to building permit revenue mostly due to a decrease in building applications. \$66k favourable expenditure mostly in employee costs for vacant positions yet to be filled.	Compliance Services	
·	Corporate Strategy & Governance	
Corporate Strategy and Governance \$107k favourable expenditure variance mostly due to timing variances for audit fees \$56k, consultants \$35k and advertising \$18k.		
Health Services \$31k unfavourable income mostly due to a timing variance for state grants and subsidies.	Health Services	
\$224k favourable expenditure mostly due to timing variances in employee costs for vacant positions yet to be filled \$135k, legal fees \$15k and		(\$2
programs and events \$12k.	Policy and Place Services	(\$1 (\$ ¹
Policy and Place Services \$56k favourable income mostly due to timing variances for state grants and subsidies.		(4
\$12k favourable expenditure due to timing variances mostly for various programs and events \$59k partially offset by an unfavourable variance in employee costs \$47k.	SDS Directorate	
Statutory Planning Services \$105k favourable income mostly due to higher income received from development application and panel fees. \$43k favourable expenditure mostly due to timing variances in legal fees \$32k, professional services \$12k and consultants \$11k.	Statutory Planning Services	
	(\$3M)	
	Annual Current Budget	TD C

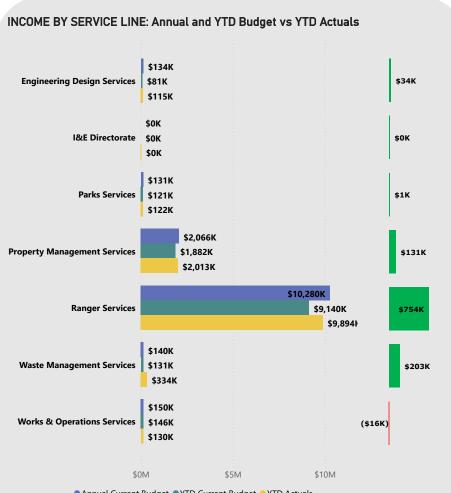
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CITY OF VINCENT NOTE 3 - SUMMARY OF INCOME AND EXPENDITURE

INFRASTRUCTURE AND ENVIRONMENT DIRECTORATE AS AT 31 MAY 2023

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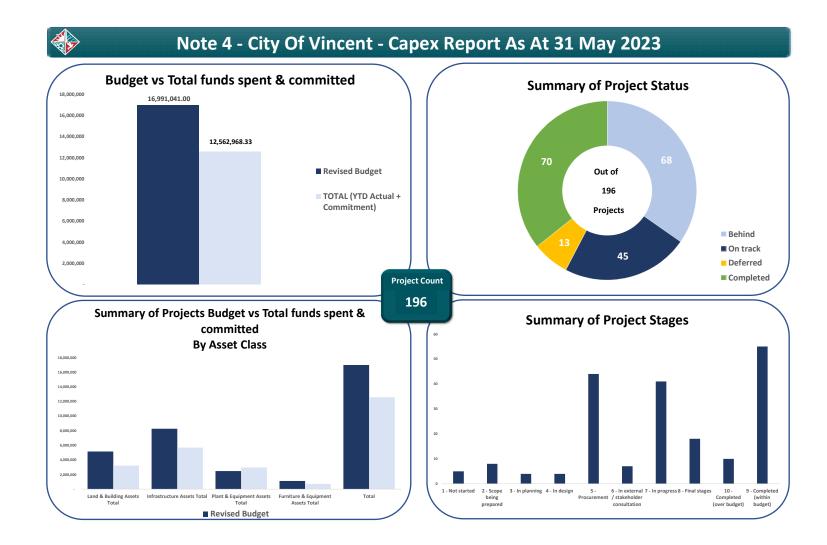
Annual Current Budget
 YTD Current Budget
 YTD Actuals

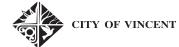
Net YTD Actuals vs YTD Current Budget	
о.ом 21.9М 25.5М 28.6М	EXPENDITURE BY SERVICE LINE: A Actuals
KEY VARIANCE COMMENTARY (\$20,000 and 10%)	
I&E Directorate \$124k favourable expenditure mostly due to a \$62k timing variance in employee costs and \$41k in professional services expenditure.	Engineering Design Services
Engineering Design Services \$256k favourable expenditure mostly due to:	I&E Directorate
 \$136k favourable employee costs due to vacant positions yet to be filled. favourable timing variances for street lighting electricity usage \$106K, parking and street name signs \$49k, agency labour costs \$15k and professional services \$11k. 	(\$8,539K) Parks Services (\$7,67
Parks Services \$77k favourable expenditure mostly due to: - favourable timing variance in labour costs of \$368k and depreciation of \$56k. - Partially offset by \$347k unfavourable timing variance in materials and contracts.	(\$7,59) (\$6) Property Management Services
Property Management Services \$131k favourable income mostly due to timing variances property leases \$94k, hire fees \$29k and commercial parking permit income \$20k. \$316k favourable expenditure mostly due to timing variances in materials and contracts \$276k and employee costs \$55k.	Ranger Services
Ranger Services \$754k favourable income mainly due to higher car park revenue and budget phasing.	(\$7,3 Waste Management Services
Waste Management Services \$203k favourable income mostly due to higher Container Deposit Scheme income. \$1,138k favourable expenditure mostly due to timing variances in materials and contracts \$1,028k, employee labour costs \$131k and operating initiatives and programs \$111k.	(\$9 Works & Operations Services (\$8,958K) (\$8,426K
Works and Operations Services \$532k favourable expenditure mostly due to timing variances for depreciation \$424k, maintenance labour \$100k and employee costs \$32k.	(\$10M) ●Annual Current Budget ● YTD Cu

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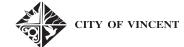






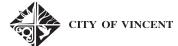


	Revised			YTD	Commitmen	TOTAL (YTD Actual +			
Description	Budget	YTD Budget	YTD Actual	Variance	t Balance	Commitment	Status	Stage	Commentary
Land 9 Duilding Access									
Land & Building Assets ADMIN CENTRE									
Administration Centre Renewals	50,000	50,000	5,600	44,400	42,580	48,180	On track	5 - Procurement	Works to commence in mid June 2023.
	50,000	30,000	5,000	44,400	42,500	40,100	On track	0 - Troourement	
Lift Renewal - Administration & Civic Centre	10,000	10,000	4,760	5,240	-	4,760	Completed	9 - Completed (within budget)	
Admin Building - Additional Meeting Spaces	90,000	-	-	-	35,233	35,233	Behind	7 - In progress	Carry forward remaining funds for foyer and UAT upgrade
Waterproof external balcony area (water damage) - Civic Centre	80,000	80,000	63,852	16,148	-	63,852	Completed	9 - Completed (within budget)	Completed with surplus.
BEATTY PARK LEISURE CENTRE									
Beatty Park Leisure Centre – Construction & Fit Out Indoor Pool Changerooms	150,000	150,000	77,606	72,394	37,266	114,872	Behind	5 - Procurement	EOI closed. Evaluating process commenced.
Beatty Park Leisure Centre - Facilities Infrastructure Renewal	468,615	399,164	229,597	169,567	87,989	317,586	On track	7 - In progress	Minor renewal works at Beatty park.
Beatty Park Leisure Centre – Heritage Grandstand Renewal	670,000	450,970	473,649	(22,679)	91,170	564,820	On track	8 - Final stages	Expected completion end of June 2023.
Beatty Park Leisure Centre - Repair and maintain Heritage Grandstand	278,130	278,130	255,501	22,629	-	255,501	Completed	9 - Completed (within budget)	Completed in January. Retention will be paid
Plant room remedial works	100,000	100,000	24,872	75,128	11,853	36,725	On track	2 - Scope being prepared	next FY. Replacing pool pumps and flooding to plant room
DEPARTMENT OF SPORTS AND RECREATION									
DLGSC HVAC, Plant & Fire Services Renewals	242,550	212,233	37,688	174,546	7,650	45,338	Behind	2 - Scope being prepared	Carry forward due to DLGSC's requirement to refurb.
DLGSC LED lighting upgrade/renewal	250,850	219,492	6,600	212,892	948	7,548	Behind	2 - Scope being prepared	Carry forward due to DLGSC's requirement to refurb.
Lift renewal and non fixed assets renewal	10,000	10,000	-	10,000	7,000	7,000	On track	7 - In progress	Ongoing discussion with Schindler (supplier)
Solar Photovoltaic Panel System Installation (Leased DLGSC Building)	125,000	109,375	26,312	83,063	95,680	121,992	Behind	7 - In progress	Waiting on Western Power approval.
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	28,174	28,174	28,174	0	-	28,174	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	26,117	23,883	22,966	49,083	On track	7 - In progress	In progress remaining airconditioning renewals.
Carpet Renewal - Subiaco Football Club (Leased)	30,000	30,000	25,800	4,200	-	25,800	Completed	9 - Completed (within budget)	
Forrest Park Croquet Club	18,000	18,000	16,438	1,562	-	16,438	Completed	9 - Completed (within budget)	
Gym roof repairs (Leased Belgravia)	50,000	50,000	45,690	4,310	-	45,690	Completed	9 - Completed (within budget)	
Hyde Park - Gazebo Renewal	17,000	17,000	16,959	41	-	16,959	Completed	9 - Completed (within budget)	
Hyde Park West Toilets & Kiosk	138,531	138,531	133,052	5,479	-	133,052	Completed	9 - Completed (within budget)	

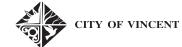


Description	Revised Budget	YTD Budget	YTD Actual	YTD Variance	Commitmen t Balance	TOTAL (YTD Actual + Commitment	Status	Stage	Commentary
Leased Property Non Scheduled Renewal - Annual Provision	50,000	44,944	51,189	(6,245)	-	51,189	On track	8 - Final stages	Reactive renewals carried out on various lease properties
Leederville Oval Stadium - Electrical renewal - 3 boards	133,276	133,276	125,388	7,888	-	125,388	Completed	9 - Completed (within budget)	lease properties
Leederville Oval Stadium Facility Renewal (Leased)	355,000	284,375	35,683	248,692	102,688	138,372	Behind	5 - Procurement	Funds to be transferred to FY 24 for the grandstand roof project
Leederville Town Centre - Toilet Refurbishment	20,000	20,000	-	20,000	-	-	On track	3 - In planning	Will be completed in 2 weeks
Margaret Kindergarten - Toilet Upgrade	75,000	75,000	70,103	4,897	-	70,103	Completed	9 - Completed (within budget)	
Menzies Park Pavilion & Ablutions	140,282	140,282	127,967	12,315	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	5,170	5,170	Behind	6 - In external / stakeholder consultation	On hold pending Heritage Council input to the project
North Perth Bowling Club	10,000	10,000	6,590	3,410	1,500	8,090	Behind	5 - Procurement	Ready for RFQ pending outcomes of CSRFF grant.
North Perth Town Hall - Kitchen and Toilet Renewal - Lesser Hall	120,000	120,000	1,448	118,552	99,817	101,265	On track	7 - In progress	Works commenced
North Perth Town Hall - Kitchen and Toilet Renewal - Main Hall	176.000	176.000	12.625	163.375	132,729	145.354	On track	7 - In progress	Works commenced
Replace electrical distribution boards - multiple buildings - post asbestos removal	15,000	14,813	14,370	443	-	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 Park Tennis Centre)	29,900	29,900	-	29,900	-	-	Deferred	2 - Scope being prepared	Still in discussions with Tennis West regarding lease
Water and Energy Efficiency Initiatives	60,000	52,500	47,961	4,539	-	47,961	Completed	8 - Final stages	Water mapping at Loftus and installation of EV charging station at Beatty Park
Works Depot - Non fixed assets renewals	46,106	40,341	14,400	25,941	-	14,400	On track	7 - In progress	Depot works - painting, pressure cleaning and ceiling struts to be completed by June 2023
Works Depot - Replacement Box Gutters	10,000	10,000	4,163	5,837	-	4,163	On track	7 - In progress	
North Perth Community Centre Renewal Works	40,000	40,000	40,225	(225)	-	40,225	Completed	10 - Completed (over budget)	
Infrastructure Works - Litis Stadium	292,468	266,538	122,032	144,506	150,205	272,237	Behind	7 - In progress	Demolition progressing and replacement of electircal switchboard
Install dividing wall (Loftus Recreation Centre)	3,615	3,615	3,651	(36)	-	3,651	Completed	10 - Completed (over budget)	
Land & Building Assets Total	5,152,363	4,581,519	2,477,018	1,723,098	943,786	3,218,490			
Furniture & Equipment Assets									
INFORMATION TECHNOLOGY - FURNITURE AND									
EQUIPMENT									
Enterprise Applications upgrade	394,468	345,156	157,261	187,895	89,160	246,421	On track	7 - In progress	Works ongoing.
ICT infrastructure renewal (switches, UPS, audio visual, network links)	143,857	125,874	5,346	120,528	18,240	23,586	On track	7 - In progress	Works ongoing.
F&E ASSETS - LOFTUS RECREATION CENTRE			15.007				O annulata t	10. Ourseleted (see al. 1. 1)	Dealer and for the second form for the St.
Belgravia Leisure - Non Fixed Asset Renewal	-	-	15,930	(15,930)	-	15,930	Completed	10 - Completed (over budget)	Replacement of stove and fryer funded from Loftus Recreation Centre Reserve

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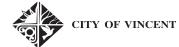


Description	Revised Budget	YTD Budget	YTD Actual	YTD Variance	Commitmen t Balance	TOTAL (YTD Actual + Commitment	Status	Stage	Commentary
BPLC - FURNITURE AND EQUIPMENT									
Beatty Park Leisure Centre - Non Fixed Assets Renewal - unplanned	160,397	150,000	74,198	75,802	62,498	136,696	On track	7 - In progress	Works ongoing
BPLC Non-Infrastructure Fixed Asset Renewal	140,378	131,770	63,411	68,359	3,548	66,959	On track	7 - In progress	Works ongoing.
BPLC - CCTV Server	30,000	-	25,312	(25,312)	-	25,312	Completed	9 - Completed (within budget)	Works completed
POLICY AND PLACE - F&E		044 500		100 500	170.000		Datival	7 10 00000	Estado al se tra adat
Arts Rebound - Town Centre Artworks (COVID 19 Arts Relief - Phase 2)	236,000	214,500	24,000	190,500	172,000	196,000	Behind	7 - In progress	Fabrication by artist.
Furniture & Equipment Assets Total	1,105,100	967,300	365,458	601,842	345,446	710,903			
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 complementary elements.	550,000	393,750	430,978	(37,228)	107,977	538,955	On track	7 - In progress	Toilet to be installed mid June 2023 and supporting works following thereafter.
BICYCLE NEWORK Construct Norfolk St N/S Route Stage 1	50,000	43,750	14,570	29,180	-	14,570	Completed	9 - Completed (within budget)	
Travel Smart Actions	10,500	10,500	-	10,500	4,790	4,790	Behind	3 - In planning	Carry forward due to resourcing constraints.
Florence/Strathcona/Golding Safe Active Street	25,546	25,546	33,070	(7,524)	-	33,070	Completed	10 - Completed (over budget)	
Design Bike Network Plan	60,000	52,500	55,096	(2,596)	50	55,146	On track	7 - In progress	June Council meeting for final report.
	050.000	050.000	4 000	040 400		4 000	Behind	6 - In external / stakeholder	Cominal forward due to designed and sometime
Broome/Wright - Instal Roundabout	250,000	250,000	1,600	248,400	-	1,600	Dening	consultation	Carried forward due to drainage and service design (Western Power) 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	1,710	3,310	Behind	6 - In external / stakeholder consultation	Delay due to community consultation
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	3,400	76,600	1,660	5,060	Behind	6 - In external / stakeholder consultation	Delay due to community consultation
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	8 - Final stages	Will be completed by June 2023
Beaufort / Harold , Highgate	150,000	131,250	-	131,250	-	-	Deferred	6 - In external / stakeholder consultation	Delay due to community consultation
CAR PARK DEVELOPMENT									
Access and Inclusion (DAIP) – ACROD Parking Improvement Program	30,000	30,000	-	30,000	-	-	Behind	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	131,873	373,127	21,878	153,751	Behind	7 - In progress	Engaging consultant to develop Link and Place Guidelines
HBF Stadium Car Park	49,250	49,250	-	49,250	-	-	Deferred	1 - Not started	Works to be done in FY24 due to FIFA Women's World Cup
Minor Capital Improvements of City Car Parks (General Provision)	36,425	36,425	13,979	22,446	1,392	15,371	On track	7 - In progress	Reactive works only, potentially for Fitzgerald CP

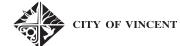


Description	Revised Budget	YTD Budget	YTD Actual	YTD Variance	Commitmen t Balance	TOTAL (YTD Actual + Commitment	Status	Stage	Commentary
DRAINAGE									
Britannia Reserve Main Drain Renewal Stages 1 & 2	21,670	-	-	-	-	-	Deferred	5 - Procurement	Works ongoing. Part of overall drainage strategy
Gully Soak-well installation program	108,279	94,745	23,569	71,176	-	23,569	Behind	7 - In progress	Works ongoing. Part of overall drainage strategy
Minor drainage improvement program	425,431	372,253	72,097	300,156	113,496	185,593	Behind	7 - In progress	Works ongoing. Part of overall drainage strategy
Mt Hawthorn West Catchment Drainage Improvements - Stage 1	40,000	40,000	-	40,000	-	-	Deferred	5 - Procurement	Works ongoing. Part of overall drainage strategy
HAYNES STREET RESERVE - IMPLEMENTATION STAGES 1	& 2								
Haynes Street Reserve Development Plan Implementation Stages 1 & 2	340,000	340,000	277,192	62,808	25,518	302,711	Behind	7 - In progress	In progress. Plantings commence soon.
INFRASTRUCTURE MISCELLANEOUS									
North Perth Tennis Club - Upgrade of floodlighting to LED on two hard courts	8,716	8,716	-	8,716	-	-	Completed	9 - Completed (within budget)	
Public Open Space Strategy Implementation (Minor Works)	20,000	20,000	18,097	1,903	1,750	19,847	Completed	8 - Final stages	Awaiting final invoices for payment.
Tree Up Lighting	60,000	60,000	-	60,000	-	-	Deferred	3 - In planning	Carry forward
LITIS STADIUM Litis Stadium Floodlights	20,000	20,000	47,444	(27,444)	-	47,444	Completed	10 - Completed (over budget)	Cost overun for installation of switchboards (2021/2022)
									(2021/2022)
LOCAL ROADS PROGRAM Annual Local Roads Program	1.295.569	1.158.622	727.770	430,852	189,260	917,029	On track	7 - In progress	Most projects in final stages or completion
Guildford Rd - Walcott to East Parade	1,235,503	1,130,022	116,221	(116,221)		147,366	On track	8 - Final stages	COV works completed. Waiitng MRWA line marking
Egina St-Berryman to Asby		-	78,013	(78,013)	44,127	122,140	On track	8 - Final stages	COV works completed 2nd april. Waiitng MRWA line marking
Britannia Rd - Kalgoorlie to Brentham St			-	-	-	-	Deferred	1 - Not started	Deferred - not part of the 2023FY program
Dalmeny Street - Lord Street to Matson Lane		-	97,376	(97,376)	17,573	114,949	On track	8 - Final stages	COV works completed. Waiitng MRWA line marking
Grosvenor Road - intersection of Beaufort Street			-	-	-	-	Completed	9 - Completed (within budget)	
Peach Street - View St to end		-	39,116	(39,116)		39,366	Completed	9 - Completed (within budget)	
Haynes Street - SBR to Eton		-	93,206	(93,206)		149,149	Completed	9 - Completed (within budget)	
Edinboro Street - Woodstock to No.46		-	41,183	(41,183)		41,683	Completed	9 - Completed (within budget)	
Dunedin Street- Ellesmere Street to Green Street Monmouth Street - York to Willam		-	93,303	(93,303)	38,472	131,774	Completed Deferred	9 - Completed (within budget) 1 - Not started	Deferred - not part of the 2023FY program
Sekem Street - Alma to end		-	42,819	(42,819)		43,069	Completed	9 - Completed (within budget)	Delence - not part of the 20201 1 program
Cleaver Street - Vincent to Carr			-2,013	(+2,019)	- 250		Deferred	1 - Not started	Deferred - not part of the 2023FY program
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)		65,438	Completed	9 - Completed (within budget)	
Beaufort Street			-	-	-	-	On track	9 - Completed (within budget)	
Oxford Street			-	-	-	-	On track	9 - Completed (within budget)	

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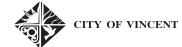


	Revised			YTD	Commitmen	TOTAL (YTD Actual +			
Description	Budget	YTD Budget	YTD Actual	Variance	t Balance	Commitment	Status	Stage	Commentary
OTHER ROADS									
Annual Roads to Recovery Program	233,740		141,898	91,842	48,766	190,664	Completed	9 - Completed (within budget)	Egina Street completed.
Thompson Street - Barnet Street to Loftus Street	2,000	1,750	-	1,750	-	-	Completed	9 - Completed (within budget)	Minor works completed as part of operational.
Egina Street - Berryman Street to Anzac Road	5,000	5,000	-	5,000	-	-	Completed	9 - Completed (within budget)	Minor works completed as part of operational.
MISCELLANEOUS									
Artlets - Public Art - Sculpture	40,000	40,000	-	40,000	40,000	40,000	On track	7 - In progress	Agreement with Artist recently finalised
Leederville Oval Stadium - Sports lights renewal (above \$344,205 - issue with funding - requires Council decision - grant has time limit)	30,000	30,000	33,321	(3,321)	-	33,321	Behind	4 - In design	Design completed. Transfer project funding to Reserve in MYBR.
MT HAWTHORN SKATE PARK									
Mt Hawthorn Skate Park - Youth Skate Facility (Election Commitment)	230,000	187,500	4,423	183,077	315,776	320,199	Behind	5 - Procurement	Tender recently awarded
PARKS - ECO ZONING PROGRAM									
Charles Veryard Reserve - Eco-zoning	20,000	20,000	27,641	(7,641)	3,700	31,341	On track	8 - Final stages	Implementation works commenced and to be completed by 30 June 2023
Edinboro Street Reserve	9,802	9,802	8,576	1,226	-	8,576	Completed	9 - Completed (within budget)	
Monmouth Street	9,916	9,916	1,780	8,136	-	1,780	Behind	6 - In external / stakeholder	On hold pending dividing fences issue.
Vincent / Bulwer Eco Zoning	10,000	10,000	-	10,000	-	-	On track	7 - In progress	Final stages of design. Consultation preparations underway.
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	110,579	102,298	8,281	76,000	178,298	On track	7 - In progress	Installation works commenced
Keith Frame Reserve - Replace light poles	30,000	26,250	24,991	1,259	-	24,991	Completed	9 - Completed (within budget)	
PARKS - INFRASTRUCTURE RENEWAL PROGRAM									
Beatty Park Reserve Retaining Wall (Flood Mitigation)	50,000	50,000	46,338	3,662	-	46,338	Completed	9 - Completed (within budget)	
Britannia Reserve – Floodlight Repair	39,000	39,000	9,553	29,447	29,339	38,893	Completed	9 - Completed (within budget)	Awaiting on retention to be paid by EOFY
Charles Veryard Reserve - Flood Lighting	53,740	53,740	56,192	(2,452)	2,410	58,602	Completed	10 - Completed (over budget)	
Hyde Park - renew park furniture	10,000	10,000	10,600	(600)	-	10,600	Completed	10 - Completed (over budget)	



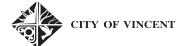
Description	Revised Budget	YTD Budget	YTD Actual	YTD Variance	Commitmen t Balance	TOTAL (YTD Actual + Commitment	Status	Stage	Commentary
									,
PARKS - IRRIGATION RENEWAL PROGRAM									
Birdwood Square - renew groundwater bore	45,000		-	45,000	47,085	47,085	On track	8 - Final stages	Works in progress
Brigatti Gardens - renew electrical cabinet	15,000	15,000	-	15,000	16,726	16,726	On track	7 - In progress	Works in progress
Les Lilleyman - upgrade in-ground irrigation system and electrical cabinet	180,000	180,000	136,992	43,008	-	136,992	On track	8 - Final stages	In-ground irrigation completed, awaiting install of electrical cabinet
Menzies Park - Replace Irrigation System	61,090	53,452	1,980	51,472	12,875	14,855	On track	8 - Final stages	In-ground irrigation completed, awaiting install of electrical cabinet
PARKS - PLAYGROUND/EXERCISE EQUIPMENT RENEWAL									
Braithwaite Park - replace various wooden nature plan elements	50,000	50,000	425	49,575	46,800	47,225	On track	7 - In progress	Works to occur in June and to be completed by 30 June 2023
Britannia Reserve - replace playground soft fall	40,000	40,000	30,490	9,510	-	30,490	Completed	9 - Completed (within budget)	-
Charles Veryard Reserve - replace exercise equipment	60,000	60,000	96	59,904	60,000	60,096	Behind	7 - In progress	Installation July/August - Carry forward
Forrest Park - replace exercise equipment (deferred from 2019/20)	43,208	43,208	41,208	2,000	-	41,208	Completed	9 - Completed (within budget)	
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	12,000	10,600	1,400	-	10,600	Completed	9 - Completed (within budget)	
lvy Park - upgrade & replace playground equipment	90,000	90,000	66	89,934	90,000	90,066	Behind	7 - In progress	Installation July/August - Carry forward
Les Lilleyman – Playground and softfall replacement	115,000	115,000	115,000	-	-	115,000	Completed	9 - Completed (within budget)	
Lynton Street Reserve - Renew & replace playground equipment	80,000	80,000	68	79,932	80,000	80,068	Behind	7 - In progress	Installation July/August - Carry forward
Menzies Park - replace playground shade sails	8,000	8,000	7,880	120	-	7,880	Completed	9 - Completed (within budget)	
Oxford Street Reserve - renew wooden nature play elements	20,000	20,000	1,339	18,661	173	1,513	On track	7 - In progress	Minor remaining works and awaiting invoices
Menzies Park – replace exercise equipment	42,800	42,800	40,800	2,000	-	40,800	Completed	9 - Completed (within budget)	
Hobart/Auckland Street Reserve – Partial Playground Shadesail	7,500	7,500	7,150	350	-	7,150	Completed	9 - Completed (within budget)	
Replacement 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	175,000	59,182	115,818	34,340	93,522	On track	7 - In progress	Planting in progress in winter including Macedonia carpark
Wayfinding Implementation Plan - Stage 1	198,000	198,000	-	198,000	-	-	Behind	5 - Procurement	
PUBLIC OPEN SPACE STRATEGY - IMPLEMENTATION									
RIGHTS OF WAY Laneway Lighting Program	40,000	40,000	-	40,000	-	-	Behind	3 - In planning	Laneways listed in the laneway register to be addressed. Intended implementation to begin
Rights of Way Rehab Program - Program based upon the most recent condition assessment survey	150,000	150,000	16,019	133,981	4,529	20,548	Behind	7 - In progress	March. Ongoing works.

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Description	Revised Budget	YTD Budget	YTD Actual	YTD Variance	Commitmen t Balance	TOTAL (YTD Actual + Commitment	Status	Stage	Commentary
· · · · · · · · · · · · · · · · · · ·									
ROADWORKS - REHABILITATION (MRRG PROGRAM)									
Annual MRRG Program	-	-	-		-	-	On track	7 - In progress	Mostly delivered.
Fitzgerald St (1) - Bulwer to Vincent	107,387	107,387	108,542	(1,155)	25,143	133,685	Completed	10 - Completed (over budget)	
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	43,711	106,677	172,853	216,564	On track	8 - Final stages	
Green St - Merredin to London	291,161	291,161	2,460	288,701	-	2,460	Behind	6 - In external / stakeholder consultation	Project cancelled due to City of Stirling does not agree to co-fund project. Grants returned to MRWA in May 2023.
Beaufort St (1) Fore to Brisbane	57,101	57,101	62,679	(5,578)	10,207	72,886	Completed	8 - Final stages	Line marking stage, awaiting on MRWA
Beaufort St (2) - Bulwer to Lincoln	110,897	110,897	136,811	(25,914)	48,011	184,822	Completed	8 - Final stages	Line marking stage, awaiting on MRWA
Walcott St (WB) - Fitzgerld to William	250,651	250,651	244,972	5,679	-	244,972	Completed	8 - Final stages	Line marking stage, awaiting on MRWA
ROBERTSON PARK DEVELOPMENT PLAN - STAGE 1									
Refurbish Courts to accommodate multisports and LED lighting upgrade	0	-	-	-	-	-	Deferred	1 - Not started	Deferred - Multisports courts to be done in 2024FY.
SLAB FOOTPATH PROGRAM									
Footpath Upgrade and Renewal Program (Annual)	290,526	254,212	118,904	135,308	1,940	120,845	On track	7 - In progress	Ongoing works.
STREET FURNITURE	40.054	10.017		10.017			Debied	4 In design	Condition assessment for all bus shelters
Replacement and Renewal of 94 Bus Shelters (50 shelters derive income rom advertising)	46,651	40,817	-	40,817	-		Behind	4 - In design	completed. Funds to be spent with PTA in 2024FY.
STREET LIGHTING									
Beaufort St - Art Deco Median Lighting Renewal	220,000	220,000	-	220,000	93,000	93,000	On track	5 - Procurement	Expected early June 2023
Street Lighting Renewal Program - allocated annually	69,107	60,466	16,056	44,410	1,208	17,264	On track	7 - In progress	Ongoing works.
STREETSCAPE IMPROVEMENTS									
Streetscape Improvements Program - allocated annually	84,850	84,850	82,959	1,891	-	82,959	Completed	9 - Completed (within budget)	
	00.000	00.000	0.004	47 770		0.004	Completed	9 - Completed (within budget)	
40kph trail - finalisation report	20,000	20,000	2,221	17,779	-	2,221			Main Dan de forcella e 4000/
40kph zone implementation (ACS) with MRWA Alma/Claverton Local Area Traffic Management	50,000 32,981	50,000 28.861	- 25,616	50,000 3,245	- 18.659	- 44,275	On track On track	4 - In design 8 - Final stages	Main Roads funding 100%
Britannia Road Improvements	40,000	40,000	25,010	40,000	10,009	44,275	Deferred	 4 - In design 	Carry forward to next year - Council report
oftus and Vincent Pedestrian improvements, design 22/23, Implement	30,000	30.000		30.000			Deferred	2 - Scope being prepared	due on next steps. Design to be done in house
23/24	30,000	30,000	-	30,000	-	-		2 - Scope being prepared	Design to be done in nouse
/linor Traffic Management Improvements - allocated annually	146,051	127,792	11,400	116,392	8,733	20,133	On track	7 - In progress	Carry forward to fund shovel ready projects 2023-2024
Harold and Lord St Intersection	22,850	19,992	-	19,992	-	-	Deferred	7 - In progress	Council report due in June and awaiting MRWA extension of time review.
nfrastructure Assets Total	8.261.437	7.676.399	3.710.048	4.347.755	1.767.137	5.679.497			

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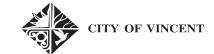


Description	Revised Budget	YTD Budget	YTD Actual	YTD Variance	Commitmen t Balance	TOTAL (YTD Actual + Commitment	Status	Stage	Commentary
Plant & Equipment Assets									
ASSETS - BP LEISURE CENTRE									
Gym equipment - Strength and Group Fitness Equipment, Cardio and Fans	778,141	778,141	778,140	1	-	778,140	Completed	9 - Completed (within budget)	
LIGHT FLEET VEHICLE REPLACEMENT PROGRAMME Light Fleet - Annual Allocation (Trade-in value of \$648k in FY2024. Further trade-in's for future years)	383,000	383,000	36,310	346,690	900,453	936,763			
P1265 - Toyota Corolla Hybrid	-	-	-	-	-	-	Completed	9 - Completed (within budget)	
P1263 - Toyota Corolla Hybrid	40,000	40,000	-	40,000	25,000	25,000	Behind	5 - Procurement	Vehicle ordered.
P1267 - Toyota Camry Hybrid SL	-	-	-	-	-	-	Behind	5 - Procurement	RFQ. Est 6 months
P1264 - Toyota Camry	28,000	28,000	-	28,000	33,936	33,936	Behind	5 - Procurement	Vehicle ordered.
P1268 - Toyota Corolla Hybrid Hatch	25,000	25,000	-	25,000	25,000	25,000	Behind	5 - Procurement	Vehicle ordered.
P1269 - Toyota Corolla Hybrid Hatch	25,000	25,000	-	25,000	25,000	25,000	Behind	5 - Procurement	Vehicle ordered.
P1270 - Toyota Corolla Hybrid Hatch	25,000	25,000	-	25,000	-	-	Behind	5 - Procurement	RFQ. Est 6 months
P2171 - Toyota Corolla Hybrid Hatch	-	-	-	-	-	-	Behind	5 - Procurement	RFQ. Est 6 months
P1272 - Nissan Leaf BEV Hatch	-	-	-	-	-	-	Behind	5 - Procurement	RFQ. Est 6 months
P1273 - Nissan Leaf BEV Hatch	-	-	-	-	-	-	Behind	5 - Procurement	RFQ. Est 6 months
P1274 - Nissan Leaf BEV Hatch	25,000	25,000	-	25,000	-	-	Behind	5 - Procurement	RFQ. Est 6 months
P1275 - Toyota Corolla Hybrid Hatch	25,000	25,000	-	25,000	25,000	25,000	Behind	5 - Procurement	Vehicle ordered.
P1276 - Toyota Corolla Hybrid Hatch	-	-	-	-	-	-	Behind	5 - Procurement	RFQ. Est 6 months
P1277 - Toyota Corolla Hybrid Hatch	25,000	25,000	-	25,000	25,000	25,000	Behind	5 - Procurement	Vehicle ordered.
P1278 - Toyota Corolla Hybrid Sedan	25,000	25,000	-	25,000	25,000	25,000	Behind	5 - Procurement	Vehicle ordered.
P1279 - Toyota Camry Hybrid SL	28,000	28.000	-	28.000	· -	-	Behind	5 - Procurement	RFQ. Est 6 months
P1280 - Toyota Corolla Hybrid Sedan	25,000	25,000	-	25,000	25,000	25,000	Behind	5 - Procurement	Vehicle ordered.
P2182 - Toyota Hilux Workmate Ttop	-	-	-	-	-	-	Behind	5 - Procurement	RFQ. Est 6 months
P2200 - VOLKSWAGEN Caddy Maxi TDI250	-	-	-	-	-	-	Behind	5 - Procurement	RFQ. Est 6 months
P2201 - Nissan Navara King Cab Ttop	-	-	-	-	42,033	42,033	Behind	5 - Procurement	RFQ. Est 6 months
P2202 - Nissan Navara King Cab Ttop	-	-	-	-	42,033	42,033	Behind	5 - Procurement	RFQ. Est 6 months
P2203 - Nissan Navara King Cab Ttop	-	-	-	-	42,033	42,033	Behind	5 - Procurement	RFQ. Est 6 months
P2204 - Nissan Navara King Cab Ttop	-	-	-	-	42.033	42.033	Behind	5 - Procurement	RFQ. Est 6 months
P2205 - Nissan Navara King Cab Ttop	-	-	-	-	42.033	42.033	Behind	5 - Procurement	RFQ. Est 6 months
P2206 - Nissan Navara King Cab Ttop	-	-	-	-	42,033	42,033	Behind	5 - Procurement	RFQ. Est 6 months
P2207 - Nissan Navara Dual Cab	-	-	-	-	35,880	35.880	Behind	5 - Procurement	RFQ. Est 6 months
P2208 - Nissan Navara	-	-	-	-	64,558	64,558	Behind	5 - Procurement	RFQ. Est 6 months
P2209 - VW Caddy Maxi TDI250	-	-	-	-	-	-	Behind	5 - Procurement	RFQ. Est 6 months
P2210 - Nissan Navara Dual Cab	-	-	-	-	35,880	35,880	Behind	5 - Procurement	RFQ. Est 6 months
P1258 - AS6287 - Toyota Corolla Hybrid Hatch - 1GQT268	23,500	23,500	-	23,500	34,430	34,430	Behind	5 - Procurement	Vehicle ordered.
P1262 - AS6297 - Toyota Corolla Hybrid - 1GRY421	23,500	23,500	23,390	111		23,390	Completed	9 - Completed (within budget)	
P2198 - AS6318 - 1GSL453-Nissan Navara				-	64,558	64,558	Behind	5 - Procurement	Vehicle ordered.
P2199 - AS6322 - Nissan Navara dual cab 1GTK364	-	-	-	-	35,880	35,880	Behind	5 - Procurement	Vehicle ordered.
P2179 - AS5159 - Hyundai TQ iLoad 3s - 1EYK726	40,000	40,000	12,920	27,080		12,920	Completed	9 - Completed (within budget)	
P2190 - AS6113 - Mitsubishi Triton 4x2 GLX - 1GJL089	-	-	-		42.033	42.033	Behind	5 - Procurement	Vehicle ordered.
P2194 - AS6292 - Nissan Navara 4x2 - 1GRN511	-		-	-	42,033	42,033	Behind	5 - Procurement	Vehicle ordered.
P2195 - AS6293 - Nissan Navara 4x2 - Parks - 1GRN512	-	-	-	-	42,033	42,033	Behind	5 - Procurement	Vehicle ordered.
P2196 - AS6294 - Nissan Navara 4x2 - Parks - 1GRN513	-	-	-	-	42,033	42,033	Behind	5 - Procurement	Vehicle ordered.



Description	Revised Budget	YTD Budget	YTD Actual	YTD Variance	Commitmen t Balance	TOTAL (YTD Actual + Commitment	Status	Stage	Commentary
MAJOR PLANT REPLACEMENT PROGRAM									
5 Tonne Rubbish Compactor Small Rear Loader - 1EKS994 - P3521- AS3772	337,000	337,000	-	337,000	336,040	336,040	Behind	7 - In progress	ETA delivery September 2023
Heavy Fleet Replacement Program	306,000	306,000	157,764	148,236	146,340	304,104			
- Single Axle Truck, Bin & Infrastructure Deliveries (Hybrid)							Completed	8 - Final stages	Delivered March 2023
- Single Axle Truck (Eng. Maint.)							Behind	7 - In progress	Potential delivery early 2024FY
- Mower/Ride On Kubota							Completed	9 - Completed (within budget)	
- Trailer - Tilt (small)							Completed	9 - Completed (within budget)	
Road Sweeper - 1EBC003 - P3762-AS3554	385,000	385,000	385,000	-	-	385,000	Completed	9 - Completed (within budget)	
Single Axle Tipper Truck - 1BUF690 - P3261-AS2697	163,000	163,000	162,007	994	-	162,007	Completed	9 - Completed (within budget)	
MISCELLANEOUS - PLANT AND EQUIPMENT									
Parking Infrastructure Renewal Program	120,000	105,000	26,013	78,988	26,012	52,025	On track	7 - In progress	Installation in process.
	120,000	100,000	20,013	70,300	20,012	52,025	C. Hubk	piogross	noundion in procedu.
Plant & Equipment Assets Total	2,472,141	2,457,141	1,545,233	911,908	1,408,845	2,954,078			
Grand Total	16,991,041	15,682,359	8,097,756	7,584,604	4,465,213	12,562,968			

Summary	Revised Budget	YTD Budget	YTD Actual	Remaining Budget
		\$	\$	%
Land and Buildings	5,152,363	4,581,519	2,477,018	51.9%
Infrastructure Assets	8,261,437	7,676,399	3,710,048	55.1%
Plant and Equipment	2,472,141	2,457,141	1,545,233	37.5%
Furniture and Equipment	1,105,100	967,300	365,458	66.9%
Total	16,991,041	15,682,359	8,097,756	52.3%
FUNDING	Revised Budget	YTD Budget	YTD Actual	Remaining Budget
FUNDING	\$	\$	\$	%
Own Source Funding - Municipal	7,887,834	6,975,818	4,186,838	46.9%
Cash Backed Reserves	4,363,230	4,353,224	2,047,432	53.1%
Capital Grants, Contributions and Loa	3,281,977	2,895,317	1,564,488	52.3%
Other (Disposals/Trade In)	1,458,000	1,458,000	298,998	79.5%
Total	16.991.041	15.682.359	8,097,756	52.3%

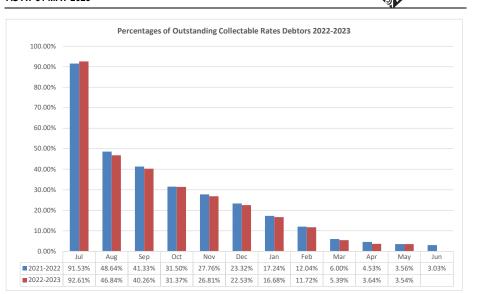


CITY OF VINCENT NOTE 5 - CASH BACKED RESERVES AS AT 31 MAY 2023

Reserve Particulars	Budget	Actual	Budget	YTD Actual	Budget	YTD Actual	Budget	YTD Actual	Budget	Actual
	Opening	Opening	Transfers	Transfers	Interest	Interest	Transfers	Transfers	Closing	Closing
	Balance	Balance	to Reserve	to Reserve	Earned	Earned	from Reserve	from Reserve	Balance	Balance
	01/07/2022	01/07/2022	30/06/2023	31/05/2023	30/06/2023	31/05/2023	30/06/2023	31/05/2023	30/06/2023	31/05/2023
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Beatty Park Leisure Centre Reserve	102,898	102,898	200,000	200,000	5,926	6,890	(100,000)	(100,000)	208,824	209,788
Cash In Lieu Parking Reserve	1,457,574	1,457,574	72,000	18,262	22,112	11,977	(772,500)	(150,443)	779,186	1,337,370
DSR Office Building Reserve	219,307	219,307	0	0	229	148	(211,475)	(6,600)	8,061	212,855
Leederville Oval Reserve	96,153	96,153	0	0	1,932	1,352	(30,000)	(25,800)	68,085	71,705
Loftus Community Centre Reserve	37,660	37,660	100,000	100,000	4,021	4,189	0	0	141,680	141,849
Loftus Recreation Centre Reserve	219,341	219,341	60,000	59,368	6,698	5,560	(50,000)	(45,690)	236,039	238,579
Parking Facility and Equipment Reserve	107,182	107,182	0	0	3,130	2,193	0	0	110,313	109,375
Plant and Equipment Reserve	131	131	0	0	1	0	(83)	0	50	131
State Gymnastics Centre Reserve	131,596	131,596	12,000	11,353	3,756	2,788	(15,000)	(15,000)	132,351	130,736
Waste Management Plant and Equipment Res	223,599	223,599	0	0	6,531	4,577	0	0	230,130	228,176
Tamala Park Land Sales Reserve	1,930,361	1,930,361	1,250,000	833,334	92,889	82,297	0	0	3,273,250	2,845,992
Asset Sustainability Reserve	5,283,774	5,283,774	3,150,926	3,431,344	175,030	140,116	(2,442,172)	(1,293,058)	6,167,558	7,562,178
Percent for Art Reserve	332,907	332,907	0	0	4,291	40	(186,000)	(24,000)	151,198	308,947
Land and Building Acquisition Reserve	301,642	301,642	0	0	8,810	6,174	0	0	310,452	307,816
Strategic Waste Management Reserve	29,148	29,148	0	0	851	941	0	0	30,000	30,089
Hyde Park Lake Reserve	162,525	162,525	0	0	4,780	3,425	0	0	167,305	165,950
Public Open Space Reserve - Land Sales	653,071	653,071	900,000	148,256	39,811	40,263	(190,000)	0	1,402,883	841,590
Underground Power Reserve	215,555	215,555	2,285,000	848,409	66,725	47,327	(216,000)	(109,724)	2,351,280	1,001,567
POS Reserve - Haynes Street	197,036	197,036	39,000	39,000	2,476	2,295	(150,000)	(277,117)	88,512	(38,786)
	11,701,460	11,701,460	8,068,926	5,689,326	450,000	362,552	(4,363,230)	(2,047,432)	15,857,156	15,705,907

CITY OF VINCENT

CITY OF VINCENT NOTE 6 - RATING INFORMATION AS AT 31 MAY 2023



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CITY OF VINCENT NOTE 6 - RATING INFORMATION FOR THE MONTH ENDED 31 MAY 2023

Rateable Value	Rate in			
	Dollar	Budget	Actual	Rates Levied to Budget
\$	Cents	\$	\$	%
248,447,916	0.0858	21,212,405	21,314,346	100.5%
4,616,900	0.0819	378,170	378,170	100.0%
127,522,443	0.0723	9,218,597	9,218,598	100.0%
2,587,150	0.1379	356,768	356,794	100.0%
77,356,652	0.0858	8,145,514	8,142,781	100.0%
2,054,440	0.0819	230,100	230,100	100.0%
1,973,252	0.0723	208,774	208,774	100.0%
	0.1379	0	0	0.0%
0		300,000	327,894	109.3%
0		(140,000)	(12,181)	8.7%
464,558,753	-	39,910,329	40,165,277	
		185,000	208,017	112.4%
		120,000	140,515	117.1%
		140,000	133,120	95.1%
		10,000	11,389	113.9%
		(2,000)	(341)	17.1%
	-	40,363,329	40,657,977	
		80,798	80,426	99.5%
		21,852	21,496	98.4%
		63,000	63,916	101.5%
	-	40,528,979	40,823,814	
			779,244	
		40,528,979	41,603,058	102.65%
			11.000.000	
			(490,990)	
	-	40,528,979	1,433,803	3.54%
			103 586	
			10,121	
			(119 570)	
			(118,570)	
	4,616,900 127,522,443 2,587,150 77,356,652 2,054,440 1,973,252 0 0	4,616,900 0.0819 127,522,443 0.0723 2,587,150 0.1379 77,356,652 0.0858 2,054,440 0.0819 1,973,252 0.0723 0 0	4,616,900 0.0819 378,170 127,522,443 0.0723 9,218,597 2,587,150 0.1379 356,768 77,356,652 0.0858 8,145,514 2,054,440 0.0819 230,100 1,973,252 0.0723 208,774 0,1379 0 300,000 0 (140,000) 464,558,753 39,910,329 185,000 120,000 140,000 10,000 (2,000) 40,363,329 80,798 21,852 63,000 40,528,979 40,528,979 40,528,979 40,528,979 40,528,979	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$

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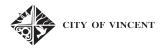


CITY OF VINCENT NOTE 7 - DEBTOR REPORT FOR THE MONTH ENDED 31 MAY 2023

DESCRIPTION	CURRENT	31-59 DAYS	60-89 DAYS	OVER 90 DAYS	BALANCE
	\$	\$	\$	\$	\$
DEBTOR CONTROL - HEALTH LICENCES	(2,050)	(885)	(1,228)	148,953	144,790
DEBTOR CONTROL - CASH IN LIEU CAR PARKING	0	0	0	195,673	195,673
DEBTOR CONTROL - PROPERTY INCOME	33,262	4,338	406	6,511	44,517
DEBTOR CONTROL - RECOVERABLE WORKS	1,325	0	0	(395)	930
DEBTOR CONTROL - OTHER	76,698	3,450	(500)	80,274	159,922
DEBTOR CONTROL - PLANNING SERVICES FEES	70	34	28	75	207
DEBTOR CONTROL - GST	(94,331)	72,270	(932)	(155,418)	(178,411)
DEBTOR CONTROL - INFRINGEMENT	206,325	186,243	111,081	933,937	1,437,585
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 31/05/2023	221,298	265,449	108,854	772,042	1,367,643
	16.2%	19.4%	8.0%	56.5%	

ACCRUED INCOME	183,668
	521,941
PREPAYMENTS	1.100.658
TOTAL TRADE AND OTHER RECEIVABLES	3,173,909

PROPERTY INC	OME, RECOVERABLE WORKS AND OTHER DEBTORS:	205,575		
DATE	SUNDRY DEBTORS OVER 90 DAYS	AMOUNT	DEBT DETAILS	Comments
11/03/2019	Tennis Seniors Western Australia	5,728	Building Insurance 2018/19 & 2019/20	In the process to debt collection
			5	
03/02/2023	Floreat Athena Soccer Club	783	Power recoup	Reminder sent - addressing query
23/02/2021	Kre8 Constructions	930	Damaged to ROW 47 Redfern St	Liquidation - proof of debt sent
04/11/2016	C Caferelli	27,535	Breaches of Planning Development Act	\$150 Monthly Repayment in progress from 8/02/22
21/01/2019	Matthew Slinger	10,094	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
BALANCE OF 90	DAY DEBTORS OVER \$500	82.379		
% AGING DEBT		40%		
INFRINGEMENT	DEBTORS:	1,437,585		
Refered to FER		933,937		
% AGING DEBT	OVER 90 DAYS	65%		

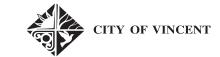


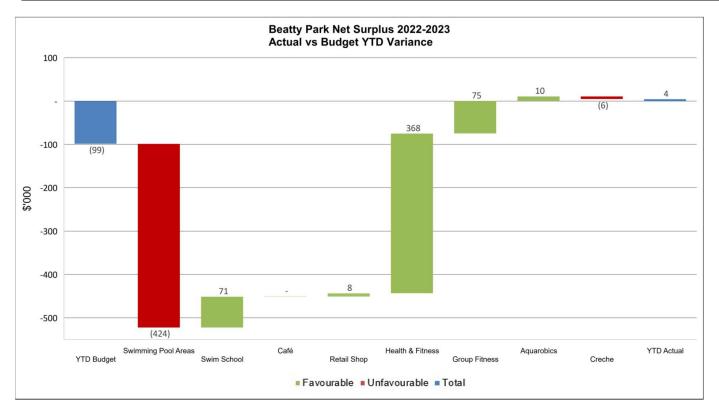
CITY OF VINCENT
NOTE 8 - BEATTY PARK LEISURE CENTRE FINANCIAL POSITION
AS AT 31 MAY 2023

	Original Budget	YTD Budget	YTD Actuals	YTD Actuals	Month Actuals	Month Actuals
	2022/23	May-23	May-23	May-22	May-23	May-22
ADMINISTRATION	\$	\$	\$	\$	\$	\$
Revenue	0	0	0	(321,215)	(58,308)	(44,276)
Expenditure	0	0	0	321,215	58,308	44,276
Surplus/(Deficit)	0	0	0	0	0	0
SWIMMING POOLS AREA						
Revenue	2,648,555	2,522,536	2,773,389	2,137,937	219,292	157,359
Expenditure	(4,276,443)	(3,953,330)	(4,627,870)	(3,866,224)	(447,094)	(368,263)
Surplus/(Deficit)	(1,627,888)	(1,430,794)	(1,854,481)	(1,728,287)	(227,802)	(210,904)
SWIM SCHOOL						
Revenue	1,913,804	1,784,646	1,863,700	1,365,516	179,236	144,660
Expenditure	(1,373,703)	(1,226,834)	(1,234,653)	(938,700)	(127,270)	(96,912)
Surplus/(Deficit)	540,101	557,812	629,047	426,816	51,966	47,748
<u>CAFÉ</u>						
Revenue	0	0	0	0	0	0
Expenditure	0	0	0	(91)	(22)	0
Surplus/(Deficit)	0	0	0	(91)	(22)	0
RETAIL SHOP						
Revenue	654,802	636,248	636,479	574,816	41,514	31,142
Expenditure	(531,159)	(501,187)	(493,545)	(467,523)	(35,269)	(23,124)
Surplus/(Deficit)	123,643	135,061	142,934	107,293	6,245	8,018
HEALTH & FITNESS						
Revenue	1,954,741	1,872,455	2,344,440	1,958,397	221,688	167,053
Expenditure	(1,300,526)	(1,174,300)	(1,277,944)	(1,202,501)	(115,439)	(113,039)
Surplus/(Deficit)	654,215	698,155	1,066,496	755,896	106,249	54,014
GROUP FITNESS	_					
Revenue	703,796	670,746	819,746	693,703	77,376	58,890
Expenditure	(713,114)	(636,284)	(709,843)	(568,333)	(66,544)	(53,474)
Surplus/(Deficit)	(9,318)	34,462	109,903	125,370	10,832	5,416
AQUAROBICS						
Revenue	280,923	268,849	338,801	283,306	30,993	25,466
Expenditure	(152,736)	(138,091)	(197,661)	(173,224)	(17,902)	(16,656)
Surplus/(Deficit)	128,187	130,758	141,140	110,082	13,091	8,810
CRECHE Boyonuo	73 100	60 146	04 252	70.050	7 064	E 000
Revenue	73,129	69,146	84,353	70,259	7,961	5,808
Expenditure Surplus/(Deficit)	(328,063) (254,934)	(293,365) (224,219)	(315,021) (230,668)	(253,172) (182,913)	(29,718) (21,757)	(23,590) (17,782)
Net Surplus/(Deficit)	(445,994)	(98,765)	4,371	(385,834)	(61,198)	(104,680)
Less: Depreciation	(1,130,424)	(1,041,192)	(1,130,444)	(1,052,210)	(109,712)	(95,096)
Surplus/(Deficit)	684,430	942,427	1,134,815	666,376	48,514	(9,584)

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CITY OF VINCENT NOTE 8 - STATEMENT OF FINANCIAL ACTIVITY BY SERVICE - GRAPH AS AT 31 MAY 2023





7.2 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 1 MAY 2023 TO 31 MAY 2023

Attachments:

- 1. Payments by EFT and Payroll May 2023 🕂 🛣
 - 2. Payments by Direct Debit- May 2023 U
 - 3. Payments by Cheque- May 2023 🗓 🛣

RECOMMENDATION:

That Council RECEIVES the list of accounts paid under delegated authority for the period 1 May 2023 to 31 May 2023 as detailed in Attachments 1, 2 and 3 as summarised below:

EFT payments, including payroll	\$5,192,473.42
Cheques	\$787.18
Direct debits, including credit cards	\$131,200.47
Total payments for May 2023	\$5,324,461.07

PURPOSE OF REPORT:

To present to Council the list of expenditure and accounts paid for the period 1 May 2023 to 31 May 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 May 2023 to 31 May 2023, covers the following:

FUND	CHEQUE NUMBERS/ BATCH NUMBER	AMOUNT
Municipal Account (Attachment 1, 2 and 3)		
EFT Payments	2936-2944	\$3,763,959.37
Payroll by Direct Credit	May 2023	\$1,428,514.05
Sub Total		\$5,192,473.42
Cheques		
Cheques	82744-82746	\$787.18
Sub Total		\$787.18

\$5,324,461.07

Direct Debits (including Credit Cards)

Lease Fees	\$395.83
Loan Repayments	\$78,434.41
Superannuation – contractors	\$782.56
Bank Charges – CBA	\$30,607.66
Credit Cards	\$20,980.01
Sub Total	\$131,200.47

Total Payments

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.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

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.

Creditors Report - Payments by EFT and Payroll 01/05/2023 to 31/05/2023

Date	Payee	Description	Атоц	ınt
05/05/2023	A Austin	Fitness instructor fees	\$	522.00
05/05/2023	A Fink	Fitness instructor fees	\$	464.23
05/05/2023	A G Butler	Refund of infrastructure bond	\$	4,000.00
19/05/2023	A H Sander	Refund of dog registration	\$	15.00
05/05/2023	A M Dickinson	Refund of infrastructure bond	\$	275.00
29/05/2023	A&E Wilmot Superfund	Superannuation	\$	69.04
19/05/2023	AAM Pty Ltd	Full feature survey - Harold St & Beaufort St	\$	1,980.00
19/05/2023	Acurix Networks Pty Ltd	Leederville wifi services - May 23	\$	1,419.00
19/05/2023	Advantage Settlements	Rates Refund	\$	936.56
05/05/2023	Aha Consulting	Engagement essentials training	\$	3,520.00
05/05/2023	Alchemy Saunas Pty Ltd	Sauna monthly rental - BPLC	\$	2,860.00
05/05/2023	Allerding & Associates	Professional fees - 596-598 Newcastle Street	\$	7,372.71
19/05/2023	Allstate Kerbing and Concrete	Kerbing services - Packneham Street	\$	20,562.14
05/05/2023	Alsco Pty Ltd	Air freshener supplies - Admin	\$	67.66
19/05/2023	Alsco Pty Ltd	Mat supplies - BPLC	\$	754.45
19/05/2023	Amart Furniture	Staff roon furniture - BPLC	\$	1,497.00
19/05/2023	Ampol Australia Petroleum Pty Ltd	Fuel & Oils	\$	24,859.16
05/05/2023	AMS Technology Group Pty Ltd	Service - Airconditioning BPLC	\$	5,063.66
05/05/2023	Anna Cappelletta	Fitness instructor fees	\$	2,772.00
05/05/2023	APARC	Central management system, Ticketor enforcement, meter maintenar	nce,	
		sensors maintenance, software licensing and credit card test		
		transactions	\$	45,049.41
19/05/2023	APARC	Central management system, Ticketor enforcement, meter maintenar		
		sensors maintenance, software licensing and credit card test	\$	15,159.43
05/05/2023	Aqua Lung Australia Pty Ltd	Merchandise - BPLC	\$	4,848.71
19/05/2023	Aqueo Import & Distribution Pty Ltd	Merchandise - BPLC	\$	359.04
05/05/2023	Arbor Consulting	Arboricultural services -GIS st tree and planting	\$	28,000.50
05/05/2023	ArchiAssist Pty Ltd	Landscape Specification Package	\$	990.00
19/05/2023	Arcus Australia Pty Ltd	Bain marie supplies	\$	17,523.00
05/05/2023	Art Jam WA	Weaving workshop for youth week	\$	600.00
19/05/2023	Aspect Studios Pty Ltd	Professional fee Mar 23	\$	440.00
	ATI-Mirage	Staff training - various courses	\$	1,980.00
	ATI-Mirage	Staff training - various courses	\$	569.25
05/05/2023	Aurora Pools	Refund of infrastructure bond	\$	2,500.00

19/05/2023	Auscontact Association Ltd	Corporate Membership- May 2023- May 2024	\$ 450.00
05/05/2023	Auslan Interpreter WA	Auslan Interpreter - Anzac Day Service	\$ 300.00
19/05/2023	Aussie Gold	Lifeguard supplies	\$ 1,523.50
19/05/2023	Australia Post	Postage charges	\$ 4,881.98
19/05/2023	Australia Post (Agency Commission)	Commission charges	\$ 867.71
05/05/2023	Australian HVAC Services Pty Ltd	Air-conditioning Maintenance - Admin	\$ 347.60
19/05/2023	Australian HVAC Services Pty Ltd	Air-conditioning Maintenance - Royal Park	\$ 2,095.50
19/05/2023	Australian Institute of Management	Staff Training - Microsoft Power Bl	\$ 491.00
02/05/2023	Australian Services Union	Payroll deduction	\$ 207.20
10/05/2023	Australian Services Union	Payroll deduction	\$ 207.20
02/05/2023	Australian Taxation Office	Payroll deduction	\$ 217,842.00
10/05/2023	Australian Taxation Office	Payroll deduction	\$ 216,623.75
05/05/2023	B A Hughes & CT Hughes	Refund of dog registration	\$ 100.00
05/05/2023	B Bevan	Catering for City event - Team building day	\$ 113.30
05/05/2023	B Kelly	Catering for City Events - Elders meeting	\$ 36.00
05/05/2023	B Nicholls	Refund of dog registration	\$ 150.00
05/05/2023	Battery World Osborne Park	Supply of batteries	\$ 229.00
19/05/2023	BCITF Building & Construction Industry Training	Levy collection for Apr 23	\$ 2,145.94
05/05/2023	Beacon Equipment Canning Vale	Supply of mower	\$ 3,200.00
19/05/2023	Benara Nurseries	Supply of plants	\$ 11,413.20
19/05/2023	Betta Marquee	Heavy duty marquees - BPLC	\$ 4,725.55
05/05/2023	Blackwoods	Hardware Supplies	\$ 842.34
19/05/2023	Blackwoods	Hardware Supplies	\$ 177.18
05/05/2023	Blank Walls International Pty Ltd	Blank Walls Studio hire and security bond	\$ 715.00
05/05/2023	Blue Heeler Trading	Uniform supplies - BPLC	\$ 2,982.32
05/05/2023	BOC Limited	CO2 for beverage	\$ 734.48
05/05/2023	Boral Construction Materials Group Limited	Concrete supplies	\$ 775.47
19/05/2023	Boral Construction Materials Group Limited	Concrete supplies	\$ 2,395.74
05/05/2023	Boya Equipment	Purchase of spray units and parts	\$ 107.80
05/05/2023	Boyan Electrical Services	Emergency works - Braithewaite Park	\$ 10,151.63
19/05/2023	Boyan Electrical Services	Electrical services - Britannia Reserve	\$ 23,655.87
05/05/2023	Brandconnect (WA)	Uniform supplies sample - BPLC	\$ 88.00
05/05/2023	Briskleen Supplies Pty Ltd	Toiletry and cleaning products - BPLC	\$ 2,489.44
19/05/2023	Briskleen Supplies Pty Ltd	Toiletry and cleaning products - BPLC	\$ 1,364.57
19/05/2023	Bucher Municipal Pty Ltd	Plant repairs and maintenance	\$ 292.83
05/05/2023	Bunnings Trade	Hardware Supplies	\$ 1,067.75
19/05/2023	Bunnings Trade	Hardware Supplies	\$ 345.99
19/05/2023		Expense reimbursements - phone case , toaster, milk supply	\$ 106.55
05/05/2023		Refund of dog registration	\$ 100.00
05/05/2023	C Wilson	Refund of planning application fee	\$ 222.00

05/05/2023	Castledine Gregory	Professional fees - SAT hearing, 596-598 Newcastle Street	\$	7,235.80	
05/05/2023	CCA Productions	Stage and PA hire - Anzac Day	\$	1,675.30	
19/05/2023	Chadson Engineering Pty Ltd	Supply 3 off water witch solenoids.	\$	601.04	
05/05/2023	Choiceone Pty Ltd	Temporary staff - Parks	\$	14,134.71	
19/05/2023	Choiceone Pty Ltd	Temporary staff - Depot	\$	29,108.37	
05/05/2023	City Of Joondalup	COV share of Plastic Free July membership	\$	1,191.66	
05/05/2023	City Of Perth	BA archive retrievals - Oct 22	\$	163.47	
19/05/2023	City Of Perth	BA archive retrievals - Apr 23	\$	110.70	
05/05/2023	City of Stirling	Green waste tipping fees - Mar23	\$	882.90	
19/05/2023	City of Stirling	Green waste tipping fees - Apr23	\$	19,700.00	
30/04/2023	City of Stirling	Meals on wheels - Apr23	\$	742.92	
02/05/2023	City of Vincent	Payroll deduction	\$	772.27	
10/05/2023	City of Vincent	Payroll deduction	\$	798.90	
02/05/2023	City of Vincent Staff Social Club	Payroll deduction	\$	446.00	
10/05/2023	City of Vincent Staff Social Club	Payroll deduction	\$	470.00	
19/05/2023	Civica Pty Limited	Support Payroll On Demand - Apr23	\$	5,475.25	
19/05/2023	Civil Sciences and Engineering Pty Ltd	MRG submission 2024-2025 & FWD testing for MRRG submission	\$	13,717.00	
05/05/2023	U U U	Recyclables processing - Apr23	\$	34,731.18	
05/05/2023	Coates Hire Operations Pty Ltd	Hire of breaker	\$	76.18	
19/05/2023	Coates Hire Operations Pty Ltd	Hire road cutter	\$	452.65	
05/05/2023	Cobblestone Concrete Pty Ltd	Concrete path repairs - Gerdiner & East	\$	6,410.80	
19/05/2023	Cobblestone Concrete Pty Ltd	Concrete path repairs - Flinders Ave	\$	25,889.05	
05/05/2023	Cockburn Party Hire	Citizenship ceremony chairs hire- Apr 23	\$	440.00	
05/05/2023	Collaborative World Consultants	Design of lighting and upgrade - DLGSCI	\$	3,850.00	
05/05/2023	Colleagues Nagels	Integrated transferable parking permits	\$	4,198.21	
19/05/2023	Commercial Aquatics Australia	Retrofit Prominent agitator to existing acid tank	\$	10,021.00	
05/05/2023	Compu-Stor	Records digitisation and off-site storage	\$	598.98	
19/05/2023	Connect Call Centre Services	After hours calls service - Mar 23	\$	2,277.83	
05/05/2023	Contraflow Pty Ltd	Traffic management services - Lois Lane	\$	19,561.72	
19/05/2023	Contraflow Pty Ltd	Traffic management services - Alma Rd	\$	36,053.92	
19/05/2023	Corsign WA Pty Ltd	Sign supplies - various locations	\$	7,492.98	
15/05/2023	Cr A Castle	Council meeting fee - May 23	\$	1,984.25	
15/05/2023	Cr Ashley Wallace	Council meeting fee - May 23	\$	1,984.25	
15/05/2023	-	Council meeting fee - May 23	\$	1,984.25	
15/05/2023		Council meeting fee - May 23	\$	1,984.25	
	Cr Ron Alexander	Council meeting fee - May 23	\$	1,984.25	
	Cr Ross loppolo	Council meeting fee- May 23	\$	1,984.25	
	Cr S Gontaszewski	Council meeting fee - May 23	\$	3,337.12	
	Cr Suzanne Worner	Council meeting fee - May 23	Ψ \$	1,984.25	
05/05/2023		Annual subscription 2023-2024	φ \$	1,650.00	
		Donation- Bugler for Anzac Day 2023	φ 	250.00	
		,, _,, _	Ψ	200.00	1

Item 7.2- Attachment 1

05/05/2023	D Dama	Fitness instructor fees	\$ 116.00
05/05/2023	D R McAullay	Rates Refund	\$ 852.00
19/05/2023	De.Mem-Capic Pty Ltd	Quarterly Water Treatment - BPLC May 22	\$ 211.20
	· · ·	Funds from Banks Reserve transferred back to DBCA	\$ 275,000.00
19/05/2023	Department of Mines, Industry Regulation and Sa	Building services levy collection - Apr 23	\$ 5,853.35
19/05/2023	Department of Planning Lands and Heritage	Amended DAP fee	\$ 6,212.00
02/05/2023	Department of Social Services	Payroll deduction	\$ 985.31
10/05/2023	Department of Social Services	Payroll deduction	\$ 985.31
05/05/2023	Department of Transport	Annual jetty fee - LM1311	\$ 43.70
19/05/2023	Department of Water and Environmental Regulat	Reimbursement of overpaid better bins grant	\$ 1,720.40
05/05/2023	Devco Builders	Maintenance and repairs - Various location	\$ 18,437.59
05/05/2023	Devco Builders	Beatty Park Reserve - Fencing to top of limestone block wall	\$ 21,601.81
19/05/2023	Devco Builders	Maintenance and repairs - Various location	\$ 48,320.36
19/05/2023	Devco Builders	Alma Road - Boundary wall remediation	\$ 18,600.98
19/05/2023	Devco Builders	Admin Building - Garage Door Replacement	\$ 9,092.05
05/05/2023	Domus Nursery	Supply of plants	\$ 3,239.26
19/05/2023	Domus Nursery	Supply of plants	\$ 1,025.07
19/05/2023	Donegan Enterprises Pty Ltd	Nature play safety inspection - Banks Reserve, Braithwaite Mar 23 & Apr	
		23	\$ 1,540.00
	DS Agencies Pty Ltd	Banks Reserve Bike Racks and Drink Fountain	\$ 9,366.50
02/05/2023	•	Payroll deduction	\$ 2,281.22
10/05/2023	•	Payroll deduction	\$ 2,985.83
	Eclipse Soils Pty Ltd	Supply of mulch	\$ 6,028.00
	Economic Development Australia Limited	Corporate membership FY 2023-2024	\$ 2,277.00
	Element Construction WA Pty Ltd	Refund infrastructure bond	\$ 2,000.00
	Elite Compliance Pty Ltd	Design services - North Perth Bowling and North Perth Town Hall	\$ 2,475.00
	Ellenby Tree Farm Pty Ltd	Supply of plants and trees	\$ 1,969.80
	EnvisionWare Pty Ltd	Annual renewal - expire 30 Jun 23	\$ 2,260.05
	Extreme Marquees Pty Ltd	Supply of marquees - BPLC	\$ 4,245.00
05/05/2023	-	Frame court parking permit refund - Apr 23	\$ 210.00
	FE Technologies Pty Ltd	Annual maintenance-Circulation assist Jun 23 to May 24	\$ 495.00
	Flexi Staff Group Pty Ltd	Temporary staff - Parks	\$ 10,751.03
	Flexi Staff Group Pty Ltd	Temporary staff - Parks	\$ 34,551.58
	Focus Networks	Manage corporate WiFi, firewall and onsite managed network support	\$ 34,306.39
	Focus Networks	Manage corporate WiFi, firewall and onsite managed network support	\$ 30,231.03
	Forestvale Trees Pty Ltd	Supply of trees	\$ 297.00
	Forestvale Trees Pty Ltd	Supply of trees	\$ 8,321.50
05/05/2023	•	Refund of infrastructure bond	\$ 1,000.00
	Game Vault	Holiday Program Workshop	\$ 671.00
19/05/2023	Gather Foods	Catering for City event - Elders meeting	\$ 867.57

Item 7.2- Attachment 1

19/05/2023	Giant Autos (1997) Pty Ltd	Vehicle service and repairs	\$ 592.00
05/05/2023	Goolamwiin	Welcome to Country - Citizenship ceremony 19 Apr 23	\$ 700.00
05/05/2023	Granicus Australia Pty Ltd	Imagine vincent subscription	\$ 31,425.90
19/05/2023	Green Building Council of Australia	Green building day 23 May 23	\$ 548.90
19/05/2023	Greenwood Party Hire	Hire of marquees, tables and umbrellas - Young makers Christmas	
		market	\$ 2,820.00
	Grove Propagation Nursery	Supply of plants	\$ 431.75
05/05/2023	Gymcare	Gym equipment repairs & maintenance - BPLC	\$ 407.00
	Health Insurance Fund of WA	Payroll deduction	\$ 192.60
	Health Insurance Fund of WA	Payroll deduction	\$ 192.60
19/05/2023	HFM Asset Management	Strategic Asset Management Plan - BPLC	\$ 21,285.00
19/05/2023	Hind's Transport Services Pty Ltd	Supply of limestone - Cn Sydney and Haynes St	\$ 2,124.31
05/05/2023	Holcim (Australia) Pty Ltd	Concrete supplies	\$ 2,191.04
05/05/2023	l Balamir	Part refund of Beatty Park Leisure Centre fees	\$ 191.76
05/05/2023	I Kayaba	Refund of infrastructure bond	\$ 275.00
19/05/2023	I Kayaba	Refund -14 B Kalgoorlie St	\$ 395.00
05/05/2023	l Reykhtman	Refund of seniors bus tour tickets	\$ 50.00
19/05/2023	ID Consulting Pty Ltd	Population profile subscription fee Mar 23 to Feb 24	\$ 39,600.00
05/05/2023	IKEA Pty Ltd	Supply of bookshelves - BPLC	\$ 327.00
05/05/2023	Institute of Public Administration Australia WA	Training - Negotiating with confidence	\$ 561.00
19/05/2023	J & K Hopkins	Office furniture supplies - Admin	\$ 708.00
05/05/2023	J E Issitt	Crossover subsidy	\$ 490.00
05/05/2023	J McPhee	Fitness instructor fees	\$ 62.00
05/05/2023	J Shenton	Refund of dog registration	\$ 51.66
05/05/2023	J Wellinger	Part refund of Beatty Park Leisure Centre fees	\$ 75.14
19/05/2023	Jackson McDonald	Legal services - local law review (animals)	\$ 709.50
19/05/2023	Janet Verburg	Fitness instructor fees	\$ 373.00
05/05/2023	Jtagz Pty Ltd	WrapStrap - dog and cat registration tag	\$ 566.50
05/05/2023	K E Gotsis	Refund of dog registration	\$ 150.00
19/05/2023	K M Huyton	Rates refund	\$ 1,305.06
19/05/2023	K McCummiskey	Fitness instructor fees	\$ 56.84
19/05/2023	K Reynolds	Expense reimbursements - catering for team building event	\$ 150.34
19/05/2023	Kambarang Services Pty Ltd	Facilitation of Elders - Boordiyas Meeting	\$ 2,660.00
19/05/2023	Karri Real Estate	Parking revenue distribution - Jan 23 to Mar 23	\$ 42,207.74
29/05/2023	KJ Concha Pty Ltd ATF HODL Superannuation Fu	Superannuation	\$ 1,438.39
19/05/2023	Kleen West Distributors	Cleaning supplies	\$ 848.65
05/05/2023	Konica Minolta Business Solutions Australia Pty L	Copy costs - admin	\$ 2,430.76
05/05/2023	Kuditj Pty Ltd	Catering for City event - Capacity building	\$ 451.00
05/05/2023		Refund of infrastructure bond	\$ 3,000.00
05/05/2023	L Kilshaw	Refund of dog registration	\$ 150.00

1005/2023 LG R CE LU. Payroll reduction \$ 22.00 1905/2023 Landpark Products Pty Ltd Design and construction - Banks Reserve public toilets (20% claim) \$ 62.422.40 1905/2023 Leederville Cameras Printing services - Seniors Types \$ 66.50 1905/2023 Leederville Cameras Printing services - Seniors Types \$ 66.50 1905/2023 Leederville Cameras Printing services - Seniors Types \$ 3.667.50 1905/2023 Leederville Cameras Street tree watering and pruning services - various locations \$ 2.480.00 1905/2023 Lee Males Asia Pacific Licence fees for fitness classes May 23 \$ 1.738.18 1905/2023 Lice Marking Specialists Line marking services - various location \$ 2.201.60 1905/2023 Lice Marking Specialists Line marking services - various location \$ 1.2,375.00 1905/2023 Lice Marking Specialists Line marking services - various location \$ 1.00,00 05/05/2023 Loe Marking Specialists Line marking services - various location \$ 1.00,0	02/05/2023	L.G.R.C.E.U.	Payroll deduction	\$ 22.00
19/05/2023 Landgate Land enquiries \$ 576.40 19/05/2023 Leaderrille Cameras Printing Services - youth week \$ 162.50 19/05/2023 Leederrille Cameras Printing services - Seniors flyers \$ 60.50 19/05/2023 Leederrille Hol Investment Syndicate III Co-funding for public mural by Luke O'Donohoe \$ 3.557.50 05/05/2023 Lee Heaney Phy Lid Street tree watering and pruning services - various locations \$ 2.23,430.00 05/05/2023 Lee Maaney Phy Lid Street tree watering and pruning services - various locations \$ 2.23,430.00 05/05/2023 Lee Maines Phy Lid Street tree watering and pruning services - various location \$ 2.23,430.00 05/05/2023 Lee Marking Specialists Line marking services - various location \$ 2.207.00 05/05/2023 Line Marking Specialists Line marking services - various location \$ 2.601.50 05/05/2023 Luce Refund of finastructure bond \$ 1.005.00 0.0505/2023 1.016.00 0.0505/2023 M G Jajko Fitneses instructor fees 3 0	10/05/2023	L.G.R.C.E.U.	Payroll deduction	22.00
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1905/2023 Leederville Cameras Printing services - Seniors flyers \$ 60.50 1905/2023 Leederville Hotel Investment Syndicate III Co-funding for public mural by Luke O'Donobee \$ 3,657.50 0506/2023 Lee dreaville Hotel Investment Syndicate III Co-funding for public mural by Luke O'Donobee \$ 22,460.00 0506/2023 Lee Mills Asia Pacific Industries Licence fees for fitness classes May 23 \$ 1,733,18 1906/2023 Lee Mills Sha Pacific Industries Line marking services - various location \$ 2,792.60 05/05/2023 Line Marking Specialists Line marking services - various location \$ 12,075.00 05/05/2023 Local Government Professionals Australia WA Report writing for local government workshop \$ 910.00 05/05/2023 Loke Riley Creative Event Photograpy S: R Pariticks day parade \$ 1,000.00 05/05/2023 M Jantey Refund of dog registration \$ 3,0,00 05/05/2023 M Jantey Refund of dog registration \$ 120,05 05/05/2023 M Jantey Rebate for reusable sanitar product purchase <td>05/05/2023</td> <td>Leederville Cameras</td> <td>Printing Services - youth week</td> <td>162.50</td>	05/05/2023	Leederville Cameras	Printing Services - youth week	162.50
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05/05/2023M StojanoskiReimbursement of expense - Battery P2193\$ 297.0005/05/2023M SunRates Refund\$ 1,931.0205/05/2023Mackay Urban DesignDesign advisory meeting fee\$ 880.0019/05/2023Main Roads WALine marking installation - various locations\$ 84,315.8705/05/2023Majestic Plumbing Pty LtdPlumbing services - various locations\$ 16,582.8619/05/2023Majestic Plumbing Pty LtdPlumbing services - various locations\$ 2,243.0019/05/2023Manage ITRefund for incorrect pay,emt\$ 2,246.2219/05/2023Marketforce Pty LtdAdvertising services - Public notices\$ 6,535.8019/05/2023Mayor E ColeCouncil meeting fee\$ 8,072.1605/05/2023Mazami Pty LtdSpeaker fee - Library talk Apr 23\$ 350.0005/05/2023McGees PropertyMarket rental valuation - Britannia Rese\$ 275.0019/05/2023McLeods Barristers & SolicitorsLegal services - Trees of Significance\$ 653.4529/05/2023Mccer SpectrumSuperannuation\$ 2,966.8529/05/2023Mercer Super Trust (PSD) - 138399Superannuation\$ 63.4419/05/2023MesageMediaSMS integrating for Phoenix\$ 200.54	05/05/2023	M Slater	Fitness instructor fees	\$ 120.58
05/05/2023M SunRates Refund\$1,931.0205/05/2023Mackay Urban DesignDesign advisory meeting fee\$880.0019/05/2023Main Roads WALine marking installation - various locations\$84,315.8705/05/2023Majestic Plumbing Pty LtdPlumbing services - various locations\$16,582.8619/05/2023Majestic Plumbing Pty LtdPlumbing services - various locations\$22,243.0019/05/2023Manage ITRefund for incorrect pay,emt\$224.6219/05/2023Marketforce Pty LtdAdvertising services - Public notices\$6,535.8019/05/2023Maxima Group TrainingSchool based trainees\$464.9815/05/2023Mayor E ColeCouncil meeting fee\$8,072.1605/05/2023Mazami Pty LtdSpeaker fee - Library talk Apr 23\$350.0005/05/2023McGees PropertyMarket rental valuation - Britannia Rese\$275.0019/05/2023McIntosh & Son WAPlant repairs and maintenance\$638.0819/05/2023McLeods Barristers & SolicitorsLegal services - Trees of Significance\$2.966.8529/05/2023Mercer Super Trust (PSD) - 138399Superannuation\$2.966.8529/05/2023MesageMediaSMS integrating for Phoenix\$200.54	19/05/2023	M Slater	Fitness instructor fees	\$ 180.87
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19/05/2023Main Roads WALine marking installation - various locations\$ 84,315.8705/05/2023Majestic Plumbing Pty LtdPlumbing services - various locations\$ 16,582.8619/05/2023Majestic Plumbing Pty LtdPlumbing services - various locations\$ 22,243.0019/05/2023Manage ITRefund for incorrect pay,emt\$ 224.6219/05/2023Marketforce Pty LtdAdvertising services - Public notices\$ 6,535.8019/05/2023Maxima Group TrainingSchool based trainees\$ 464.9815/05/2023Mayor E ColeCouncil meeting fee\$ 8,072.1605/05/2023Mazami Pty LtdSpeaker fee - Library talk Apr 23\$ 350.0005/05/2023McGees PropertyMarket rental valuation - Britannia Rese\$ 275.0019/05/2023McLeods Barristers & SolicitorsLegal services - Trees of Significance\$ 638.0819/05/2023Mercer SpectrumSuperannuation\$ 2,966.8529/05/2023Mercer Super Trust (PSD) - 138399Superannuation\$ 63.4419/05/2023MessageMediaSMS integrating for Phoenix\$ 200.54	05/05/2023	M Sun	Rates Refund	1,931.02
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05/05/2023Majestic Plumbing Pty LtdPlumbing services - various locations\$16,582.8619/05/2023Majestic Plumbing Pty LtdPlumbing services - various locations\$22,243.0019/05/2023Manage ITRefund for incorrect pay,emt\$224.6219/05/2023Marketforce Pty LtdAdvertising services - Public notices\$6,535.8019/05/2023Maxima Group TrainingSchool based trainees\$464.9815/05/2023Mayor E ColeCouncil meeting fee\$8,072.1605/05/2023Mazami Pty LtdSpeaker fee - Library talk Apr 23\$350.0005/05/2023McGees PropertyMarket rental valuation - Britannia Rese\$275.0019/05/2023McIntosh & Son WAPlant repairs and maintenance\$638.0819/05/2023McLeods Barristers & SolicitorsLegal services - Trees of Significance\$2,966.8529/05/2023Mercer Super Trust (PSD) - 138399Superannuation\$6.3.4419/05/2023MesageMediaSMS integrating for Phoenix\$200.54	19/05/2023	Main Roads WA	Line marking installation - various locations	\$ 84,315.87
19/05/2023Manage ITRefund for incorrect pay,emt\$224.6219/05/2023Marketforce Pty LtdAdvertising services - Public notices\$6,535.8019/05/2023Maxima Group TrainingSchool based trainees\$464.9815/05/2023Mayor E ColeCouncil meeting fee\$8,072.1605/05/2023Mazami Pty LtdSpeaker fee - Library talk Apr 23\$350.0005/05/2023McGees PropertyMarket rental valuation - Britannia Rese\$275.0019/05/2023McIntosh & Son WAPlant repairs and maintenance\$638.0819/05/2023McLeods Barristers & SolicitorsLegal services - Trees of Significance\$2,966.8529/05/2023Mercer Super Trust (PSD) - 138399Superannuation\$63.4419/05/2023MessageMediaSMS integrating for Phoenix\$200.54	05/05/2023	Majestic Plumbing Pty Ltd	Plumbing services - various locations	16,582.86
19/05/2023Marketforce Pty LtdAdvertising services - Public notices\$6,535.8019/05/2023Maxima Group TrainingSchool based trainees\$464.9815/05/2023Mayor E ColeCouncil meeting fee\$8,072.1605/05/2023Mazami Pty LtdSpeaker fee - Library talk Apr 23\$350.0005/05/2023McGees PropertyMarket rental valuation - Britannia Rese\$275.0019/05/2023McIntosh & Son WAPlant repairs and maintenance\$638.0819/05/2023McLeods Barristers & SolicitorsLegal services - Trees of Significance\$2,966.8529/05/2023Mercer SpectrumSuperannuation\$2,966.8529/05/2023Mercer Super Trust (PSD) - 138399Superannuation\$63.4419/05/2023MessageMediaSMS integrating for Phoenix\$200.54	19/05/2023	Majestic Plumbing Pty Ltd	Plumbing services - various locations	
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05/05/2023Mazami Pty LtdSpeaker fee - Library talk Apr 23\$350.0005/05/2023McGees PropertyMarket rental valuation - Britannia Rese\$275.0019/05/2023McIntosh & Son WAPlant repairs and maintenance\$638.0819/05/2023McLeods Barristers & SolicitorsLegal services - Trees of Significance\$659.4529/05/2023Mercer SpectrumSuperannuation\$2,966.8529/05/2023Mercer Super Trust (PSD) - 138399Superannuation\$63.4419/05/2023MessageMediaSMS integrating for Phoenix\$200.54	19/05/2023	Maxima Group Training	School based trainees	464.98
05/05/2023McGees PropertyMarket rental valuation - Britannia Rese\$275.0019/05/2023McIntosh & Son WAPlant repairs and maintenance\$638.0819/05/2023McLeods Barristers & SolicitorsLegal services - Trees of Significance\$659.4529/05/2023Mercer SpectrumSuperannuation\$2,966.8529/05/2023Mercer Super Trust (PSD) - 138399Superannuation\$63.4419/05/2023MessageMediaSMS integrating for Phoenix\$200.54	15/05/2023	Mayor E Cole	Council meeting fee	\$ 8,072.16
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19/05/2023McLeods Barristers & SolicitorsLegal services - Trees of Significance\$659.4529/05/2023Mercer SpectrumSuperannuation\$2,966.8529/05/2023Mercer Super Trust (PSD) - 138399Superannuation\$63.4419/05/2023MessageMediaSMS integrating for Phoenix\$200.54	05/05/2023	McGees Property	Market rental valuation - Britannia Rese	\$ 275.00
29/05/2023Mercer SpectrumSuperannuation\$2,966.8529/05/2023Mercer Super Trust (PSD) - 138399Superannuation\$63.4419/05/2023MessageMediaSMS integrating for Phoenix\$200.54	19/05/2023	McIntosh & Son WA	Plant repairs and maintenance	\$ 638.08
29/05/2023Mercer Super Trust (PSD) - 138399Superannuation\$63.4419/05/2023MessageMediaSMS integrating for Phoenix\$200.54	19/05/2023	McLeods Barristers & Solicitors	Legal services - Trees of Significance	659.45
19/05/2023MessageMediaSMS integrating for Phoenix\$200.54	29/05/2023	Mercer Spectrum	Superannuation	\$ 2,966.85
19/05/2023MessageMediaSMS integrating for Phoenix\$200.54	29/05/2023	Mercer Super Trust (PSD) - 138399	Superannuation	\$ 63.44
05/05/2023 Metal Artwork Creations Supply of staff name badges - BPLC \$ 26.84	19/05/2023	MessageMedia	SMS integrating for Phoenix	200.54
	05/05/2023	Metal Artwork Creations	Supply of staff name badges - BPLC	\$ 26.84

Item 7.2- Attachment 1

0505/2023 Micktics Pty Ltd Mt Hawkers Market lighting towers \$ 652.25.0 0505/2023 Mindarie Regional Council Processable and non processable waste \$ 652.23.0 1905/2023 Mobie Mouse Training course - excel basic 12 participants \$ 2.675.00 1905/2023 Move Consultants \$ 7.701 Doc Lock Replacement \$ 2.675.00 1905/2023 Move Consultants Traffic Consultant fee - Newcastle streat \$ 2.500.00 0505/2023 Muchea Tree Farm Distribution services - postcards for Leederville Village Square \$ 190.00 0505/2023 N Kumar Distribution services - postcards for Leederville Village Square \$ 190.00 0505/2023 N Altomida Training Pty Ltd Staff training - fork lift \$ 443.00 0505/2023 Nature Calls Portable Toliets Toliet hirre - Mt Hawtorn Hawkers market \$ 4.620.00 0505/2023 Niche Diving Services Training/consulting services 50% on mobilisation \$ 4.620.00 0505/2023 Niche Diving Services Sand supplies 5 4.66.00	19/05/2023	Metal Artwork Creations	Supply of staff name badges - BPLC	\$ 97.79
1905/2023Mindaire Regional CouncilProcessable and non processable waste\$65.223.601905/2023Mobile MouseTraining course - excel basic 12 participants\$2,675.001905/2023Move ConsultantsTraffic consultant fee - Newcastle street\$2,500.001905/2023Muchea Tree FarmSupply of plants for native plant sale\$4,679.001905/2023N KumarDistribution services - postcards for Leederville Village Square\$1,980.0005/05/2023N KumarDistribution services - postcards for Leederville Village Square\$1,900.0005/05/2023N ShahRefund of infrastructure bond\$1,000.0005/05/2023Nationvide Training Pty LtdStaff training - foxf ltf\$483.0019/05/2023Nationvide Training Pty LtdWeed Control - Robertson Park\$1,606.0005/05/2023Natural Area Holdings Pty LtdWeed Control - Robertson Park\$6,624.0119/05/2023Niche Diving ServicesPerform underwater service to stabilise FRP panels\$710.3305/05/2023Niche Diving ServicesFitness instructor fees\$446.6005/05/2023Nichel ServicesSant service Soft son mobilisation\$4,250.0009/05/2023North Parth Cricket ClubRefund of hall bond\$1,250.0009/05/2023North ServicesSant supplies\$3,256.0219/05/2023North Services ClubRefund of fines supplies\$1,500.0019/05/2023Nor	05/05/2023	Micktrics Pty Ltd	Mt Hawthorn Hawkers Market lighting tower	\$ 632.50
1906/2023Mindaire Regional CouncilProcessable and non processable waste\$65,223.601906/2023Mobile MouseTraining course - excel basic 12 participants\$2,675.001906/2023Move ConsultantsTraffic consultant fee - Newcastle street\$2,500.001906/2023Muchea Tree FarmSupply of plants for native plant sale\$4,679.001906/2023N KumarDistribution services - postcards for Leederville Village Square\$1,800.0005/05/2023N KumarDistribution services - postcards for Leederville Village Square\$1,800.0005/05/2023N ShahRefund of infrastructure bond\$1,000.0005/05/2023Nationwide Training Pty LtdStaff training - Load resistant\$1,800.0005/05/2023Nationwide Training Pty LtdWeed Control - Robertson Park\$1,806.0005/05/2023Natural Area Holdings Pty LtdWeed Control - Robertson Park\$4,620.0005/05/2023Nuchea Drines SwitzeToleth tire - Mt Hawthorn Hawkers market\$5,46.0005/05/2023Niche Dving ServicesPerform underwater service to stabilise FRP panels\$710.3305/05/2023Niche Dving ServicesFitness instructor fees\$4,46.0005/05/2023Niche Dving ServicesSand supplies\$3,25.0219/05/2023North Parth Cricket ClubRefund of hall bond\$1,25.0019/05/2023North Services ClubRefund of fice supplies and consumables\$1,26.00	05/05/2023	Mindarie Regional Council	Processable and non processable waste	\$ 68,710.25
1905/2023Mobile MouseTraining course - excel basic 12 participants\$2,675.001905/2023Mount Hawthorn Playgroup IncFront Door Lock Replacement\$617.051905/2023Muce ConsultantsTraffic consultant fee - Newcastle street\$2,500.0005/05/2023Muchea Tree FarmSupply of plants for native plant sale\$4,679.0009/05/2023N KumarDistribution services - postcards for Leaderville Village Square\$1,800.0005/05/2023N MondlaneCommunity Mural workshop for youth week\$1,000.0005/05/2023Nationwide Training Pty LtdStaff training - fork iff\$483.0005/05/2023Natural Area Holdings Pty LtdStaff training - fork iff\$482.0005/05/2023Natura Calle Portable TolletsTollet hire - Mt Hawthorn Hawkers market\$564.0005/05/2023Neture Calle Portable TolletsTollet hire - Mt Hawthorn Hawkers softwo\$4.820.0005/05/2023Neture Calle Portable TolletsTollet hire - Mt Hawthorn Hawkers softwo\$4.820.0005/05/2023Neture Calle Portable TolletsTollet hire - Mt Hawthorn Hawkers\$4.820.0005/05/2023Niche Diving ServicesPerform underwater service to stabilise FRP panels\$7.10.3305/05/2023Niche Diving ServicesPerform underwater service to stabilise FRP panels\$2.75.0005/05/2023North Perth Cricket ClubRefund of hall bond\$1.500.0019/05/2023North Perth Cricket Club </td <td>19/05/2023</td> <td>Mindarie Regional Council</td> <td>Processable and non processable waste</td> <td>65,223.60</td>	19/05/2023	Mindarie Regional Council	Processable and non processable waste	65,223.60
19/05/2023 Mourt Hawthorn Playgroup Inc Front Door Lock Replacement \$ 617.05 19/05/2023 Move Consultants Traffic consultant fee - Newcastle street \$ 2,500.00 05/05/2023 N Kumar Distribution services - postcards for Leederville Village Square \$ 198.00 05/05/2023 N Mondlane Community Mural workshop for youth week \$ 1,000.00 05/05/2023 Nationwide Training Pty Ltd Staff training - fork lift \$ 483.00 05/05/2023 Nationwide Training Pty Ltd Staff training - Load resistant \$ 1,000.00 05/05/2023 Nature Calls Portable Toilets Toilet hirre - Mt Hawthorn Hawkers market \$ 624.01 19/05/2023 Niche Dining Services Perform underwater service to stabilise FRP panels \$ 4,620.00 05/05/2023 Niche Dining Services Perform underwater service to stabilise FRP panels \$ 4,750.00 05/05/2023 Norna Pty Ltd Design advisory meeting fee \$ 2,250.00 05/05/2023 Norna Pty Ltd Design advisory meeting fee \$ 2,220.00	19/05/2023	Mobile Mouse	Training course - excel basic 12 participants	-
05/05/2023Muchea Tree FarmSupply of plants for native plant sale\$4,679.0019/05/2023N KumarDistribution services - postcards for Leederville Village Square\$198.0005/05/2023N ShahRefund of infrastructure bond\$1,000.0005/05/2023N shahRefund of infrastructure bond\$483.0019/05/2023Nationwide Training PV LtdStaff training - Loat Resistant\$483.0019/05/2023Nature Calls Portable ToiletsToilet hire - Mt Hawthorn Hawkers market\$545.0019/05/2023Nature Calls Portable ToiletsToilet hire - Mt Hawthorn Hawkers market\$4620.0005/05/2023Niche Diving ServicesPerform underwater service to stabilise FRP panels\$710.3305/05/2023Niche Diving ServicesPerform underwater service to stabilise FRP panels\$27.50.0005/05/2023Niche Diving ServicesPerform underwater service to stabilise FRP panels\$2.750.0005/05/2023Niche Diving ServicesSand supplies\$2.750.0005/05/2023Noma Pty LtdDesign advisory meeting fee\$2.200.0005/05/2023North Perth Cricket ClubRefund of hall bond\$1.500.0019/05/2023North Sero Unit Inc SESQuarter 4 FESA SES contribution\$1.247.4519/05/2023Northshore Unit Inc SESQuarter 4 FESA SES contribution\$1.247.4519/05/2023Northshore Unit Inc SESQuarter arkin milk supplies\$6.33.34<	19/05/2023	Mount Hawthorn Playgroup Inc		,
05/05/2023Nuchae Tree FarmSupply of plants for native plant sale\$4,679.0019/05/2023N KumarDistribution services - postcards for Leederville Village Square\$198.0005/05/2023N MondlaneCommunity Mural workshop for youth week\$1,500.0005/05/2023N ShahRefund of infrastructure bond\$483.0005/05/2023Nationwide Training Pty LtdStaff training - Load resistant\$483.0005/05/2023Nationwide Training Pty LtdStaff training - Load resistant\$1,600.0005/05/2023Nature Calls Portable ToiletsToilet hire - Mt Hawthorn Hawkers market\$545.0019/05/2023News LimitedLibrary - newspaper subscription\$624.0119/05/2023Niche Diving ServicesPerform underwater service to stabilise FRP panels\$710.3305/05/2023Niche Diving ServicesFilrees instructor fees\$446.6005/05/2023Niche Diving ServicesSand visory meeting fee\$22.00005/05/2023Noma Pty LtdDesign advisory meeting fee\$22.00005/05/2023North Perth Cricket ClubRefund of hall bond\$1,500.0019/05/2023North Perth Cricket ClubRefund of all bond\$1,500.0019/05/2023North Sands ResourcesSand supplies\$1,227.4519/05/2023Northshore Unit Inc SESQuarter 4 FESA SES contribution\$1,247.4519/05/2023O DedicReimbursement - admin milk suppli	19/05/2023	Move Consultants	Traffic consultant fee - Newcastle street	\$ 2,500.00
05/05/2023N MondlaneCommunity Mural workshop for youth week\$1,500.0005/05/2023N ShahRefund of infrastructure bond\$1,000.0005/05/2023Nationwide Training Pty LtdStaff training - fvx lift\$483.0019/05/2023Nationwide Training Pty LtdStaff training - fvx lift\$1,200.0005/05/2023Nature Alle Portable ToiletsToilet training - fvx lift\$1,606.0005/05/2023Nature Calls Portable ToiletsToilet thire - Mt Hawktorn Hawkers market\$6,624.0119/05/2023News LimitedLibrary - newspaper subscription\$6,24.0119/05/2023Nicho Bing ServicesPerform underwater service to stabilise FRP panels\$710.3305/05/2023Nicho Bing ServicesPerform underwater service to stabilise FRP panels\$4,66.0005/05/2023Nicho Bing ServicesFitness instructor fees\$4,46.6005/05/2023Nora Pry LtdDesign advisory meeting fee\$2,275.0019/05/2023Norm Pry LtdDesign advisory meeting fee\$3,225.0219/05/2023Northshore Unit Inc SESQuarter 4 FESA SES contribution\$17,247.4519/05/2023OrdiceReimbursement - admin milk supplies\$633.3419/05/2023OrdiceReimbursement - admin milk supplies\$632.3719/05/2023Ordicewrks LtdOffice supplies and consumables\$632.3719/05/2023Ordicewrks LtdOffice supplies and consumables <td>05/05/2023</td> <td>Muchea Tree Farm</td> <td>Supply of plants for native plant sale</td> <td>4,679.00</td>	05/05/2023	Muchea Tree Farm	Supply of plants for native plant sale	4,679.00
05/05/2023N ShahRefund of infrastructure bond\$1,000,0005/05/2023Nationwide Training Pty LtdStaff training - fork lift\$483,0019/05/2023Natural Area Holdings Pty LtdStaff training - Local resistant\$1,200,0005/05/2023Natural Area Holdings Pty LtdWeed Control - Robertson Park\$1,606,0005/05/2023Natural Area Holdings Pty LtdWeed Control - Robertson Park\$624,0119/05/2023News LimitedLibrary - newspaper subscription\$624,0119/05/2023Nicholas Jolly & AssociatesFiltness instructor fees\$4,620,0005/05/2023Nicholas Jolly & AssociatesFiltness instructor fees\$446,6005/05/2023Nightlife Musice Pty LtdCrowd DJ - BPLC\$417,9405/05/2023Noma Pty LtdDesign advisory meeting fee\$2,750,0019/05/2023Northsands ResourcesSand supplies\$3,255,0219/05/2023Northsands ResourcesSand supplies\$1,201,0019/05/2023Northsnore Unit Inc SESQuarter 4 FESA SES contribution\$1,224,74519/05/2023ObedicReimbursement - admin milk supplies\$63,3419/05/2023ObedicReimbursement - admin milk supplies\$63,3419/05/2023Office works LtdOffice supplies and consumables\$31,237,4719/05/2023Office works LtdTelephone and internet charges - various locations\$9,401,79	19/05/2023	N Kumar	Distribution services - postcards for Leederville Village Square	\$,
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19/05/2023North Perth Cricket ClubRefund of hall bond\$1,500.0019/05/2023Northsands ResourcesSand supplies\$3,255.0219/05/2023Northshore Unit Inc SESQuarter 4 FESA SES contribution\$17,247.4519/05/2023NVMS Pty LtdStaff training - Local government noise training\$1,265.0005/05/2023O DedicReimbursement - admin milk supplies\$150.0019/05/2023O DedicReimbursement - admin milk supplies\$67.2505/05/2023Officeworks LtdOffice supplies and consumables\$638.3419/05/2023Officeworks LtdOffice supplies and consumables\$3,1,237.4719/05/2023Open Systems Technology Pty Ltd (T/A CouncilFi Consultancy services - Mar 23\$31,237.4719/05/2023Optus Billing Services Pty LtdTelephone and internet charges - various locations\$9,401.7919/05/2023P A ReddingiusExpense reimbursement -\$70.9905/05/2023P BellRefund of Beatty Park Leisure Centre fees\$372.4905/05/2023P DayRefund of infrastructure bond\$160.0005/05/2023P TranFiltness instructor fees\$174.0019/05/2023P TranFiltness instructor fees\$374.4019/05/2023P TranFiltness instructor fees\$374.4019/05/2023P TranFiltness instructor fees\$374.0019/05/2023P TranFiltness instructor	05/05/2023	Noma Pty Ltd	Design advisory meeting fee	\$ 2,750.00
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19/05/2023Optus Billing Services Pty LtdTelephone and internet charges - various locations\$9,401.7919/05/2023P A ReddingiusExpense reimbursement -\$70.9905/05/2023P BellRefund of Beatty Park Leisure Centre fees\$372.4905/05/2023P DayRefund of dog registration\$75.0005/05/2023P GavalasRefund of infrastructure bond\$160.0005/05/2023P TranFitness instructor fees\$174.0019/05/2023P TruscottP arking fee for training course attendance\$44.4205/05/2023Para MobilityWheelchair - BPLC\$8,800.00	19/05/2023	Officeworks Ltd	Office supplies and consumables	2,042.55
19/05/2023P A ReddingiusExpense reimbursement -\$70.9905/05/2023P BellRefund of Beatty Park Leisure Centre fees\$372.4905/05/2023P DayRefund of dog registration\$75.0005/05/2023P GavalasRefund of infrastructure bond\$160.0005/05/2023P TranFitness instructor fees\$174.0019/05/2023P TruscottParking fee for training course attendance\$44.4205/05/2023P ara MobilityWheelchair - BPLC\$8,800.00	05/05/2023	Open Systems Technology Pty Ltd (T/A CouncilF	i Consultancy services - Mar 23	\$ 31,237.47
05/05/2023P BellRefund of Beatty Park Leisure Centre fees\$ 372.4905/05/2023P DayRefund of dog registration\$ 75.0005/05/2023P GavalasRefund of infrastructure bond\$ 160.0005/05/2023P TranFitness instructor fees\$ 174.0019/05/2023P TruscottParking fee for training course attendance\$ 44.4205/05/2023Para MobilityWheelchair - BPLC\$ 8,800.00	19/05/2023	Optus Billing Services Pty Ltd	Telephone and internet charges - various locations	\$ 9,401.79
05/05/2023P DayRefund of dog registration\$75.0005/05/2023P GavalasRefund of infrastructure bond\$160.0005/05/2023P TranFitness instructor fees\$174.0019/05/2023P TruscottParking fee for training course attendance\$44.4205/05/2023Para MobilityWheelchair - BPLC\$8,800.00	19/05/2023	P A Reddingius	Expense reimbursement -	\$ 70.99
05/05/2023P GavalasRefund of infrastructure bond\$160.0005/05/2023P TranFitness instructor fees\$174.0019/05/2023P TruscottParking fee for training course attendance\$44.4205/05/2023Para MobilityWheelchair - BPLC\$8,800.00	05/05/2023	P Bell	Refund of Beatty Park Leisure Centre fees	\$ 372.49
05/05/2023P GavalasRefund of infrastructure bond\$160.0005/05/2023P TranFitness instructor fees\$174.0019/05/2023P TruscottParking fee for training course attendance\$44.4205/05/2023Para MobilityWheelchair - BPLC\$8,800.00	05/05/2023	P Day	Refund of dog registration	\$ 75.00
19/05/2023P TruscottParking fee for training course attendance\$44.4205/05/2023Para MobilityWheelchair - BPLC\$8,800.00	05/05/2023	P Gavalas	Refund of infrastructure bond	160.00
05/05/2023 Para Mobility Wheelchair - BPLC \$ 8,800.00	05/05/2023	P Tran	Fitness instructor fees	\$ 174.00
	19/05/2023	P Truscott	Parking fee for training course attendance	\$ 44.42
19/05/2023 Parks and Leisure Australia Corporate membership renewal to 30. June 23 \$ 1,375.00	05/05/2023	Para Mobility	Wheelchair - BPLC	\$ 8,800.00
	19/05/2023	Parks and Leisure Australia	Corporate membership renewal to 30.June 23	\$ 1,375.00

05/05/2023	Paxon Business & Financial Services	Audit services - Fleet, assets and CCTV management	\$ 9,240.00
19/05/2023	PeopleSense by Altius	Counselling services - Jan 23	\$ 1,970.10
05/05/2023	Perth Bagpipes	ANZAC Day - drummer and bagpiper	\$ 1,000.00
19/05/2023	Pirtek Malaga	Staff training - Spill kit awareness training	\$ 137.09
19/05/2023	PJA Holdings (Australia) Pty Ltd	Vincent Safer Speeds Evaluation Report	\$ 5,500.00
05/05/2023	Place Score	2023 Australia Liveability census	\$ 5,500.00
19/05/2023	Planning Institute Australia	International Women's Day Breakfast	\$ 1,140.00
05/05/2023	Plantrite	Supply of plants	\$ 4,744.85
05/05/2023	Play Check	Play equipment inspection - Sydney/Hayne	\$ 605.00
05/05/2023	Powerbrite	Supply and install lighting - Haynes St	\$ 15,991.66
19/05/2023	PPG Industries Australia Pty Ltd	Paint supplies	\$ 2,499.90
05/05/2023	Print and Sign Co	Printing services - various departments	\$ 2,537.48
19/05/2023	Print and Sign Co	Printing services - various departments	\$ 1,109.90
05/05/2023	Pro Turf Services	Plant repairs and maintenance	\$ 1,267.64
19/05/2023	Pro Turf Services	Plant repairs and maintenance	\$ 2,923.47
05/05/2023	Professional Tree Surgeons	Tree pruning and removal services - various locations	\$ 7,555.90
19/05/2023	Professional Tree Surgeons	Tree pruning and removal services - various locations	\$ 13,715.35
05/05/2023	Profounder Turfmaster Pty Ltd	Turf maintenance - Britannia Reserve	\$ 3,868.79
19/05/2023	Protector Fire Services Pty Ltd	Fire equipment maintanence - BPLC	\$ 17,184.75
05/05/2023	PWE Consulting (WA) Pty Ltd	Land Valuation - Leedverille Carpark	\$ 10,725.00
05/05/2023	QuickMail	Printing and distribution - Seniors flyers	\$ 1,105.29
05/05/2023	R Eldred	Refund of dog registration	\$ 150.00
05/05/2023	R Freitas	Fitness instructor fees	\$ 60.00
19/05/2023	R M Piller	Crossover subsidy	\$ 395.00
19/05/2023	Rada & Neso Services	Monthly cleaning services - BPLC	\$ 9,600.00
05/05/2023	Raeco	Library supplies - spine label	\$ 55.55
05/05/2023	Rawlinsons (WA)	Cost Estimate - Robertson Park Tennis	\$ 1,738.00
19/05/2023	Raymond Lesley Espinos	Fitness instructor fees	\$ 397.88
05/05/2023	REALMstudios Pty Ltd	Design advisory meeting fees	\$ 440.00
05/05/2023	Redimed Pty Ltd	Pre employment medicals	\$ 363.00
05/05/2023	Regents Commercial	Rent - Barlee St CP February 23	\$ 8,656.37
05/05/2023	Renew Property Maintenance	Clearing rights of way & tipping fees - various locations	\$ 583.00
05/05/2023	Rentokil Initial Pty Ltd	Full treatment for genearal pests	\$ 2,397.60
19/05/2023	Richard Harrison	Beehive removal- Mick Michael Reserve	\$ 250.00
19/05/2023	Rosemount Hotel	Parking revenue distribution - Jan 23 to Mar 23	\$ 33,940.46
05/05/2023	Rotary Club Of North Perth Inc.	Festival and event sponsorship - Hyde Park	\$ 2,090.00
19/05/2023	RPG Auto Electrics	Plant repairs and maintenance	\$ 2,652.66
19/05/2023	RTRfm 92.1	Refund of grounds bond	\$ 463.00
19/05/2023	S E Hill	Expense reimbursement-Parks team building	\$ 250.00
05/05/2023	S Patchett	Fitness instructor fees	\$ 315.00

19/05/2023	S Patchett	Fitness instructor fees	\$ 270.00
19/05/2023	S Smart	Fitness instructor fees	\$ 174.00
19/05/2023	Saferight Pty Ltd	Staff Training - Front end loader operations	\$ 6,375.00
05/05/2023	Sam's Repairs & Maintenance	Sign installation and maintenance	\$ 3,824.70
19/05/2023	Sam's Repairs & Maintenance	Sign installation and maintenance	\$ 1,445.40
	Sanderson's Outdoor Power Equipment	Plant repairs and maintenance	\$ 100.00
19/05/2023	Sanderson's Outdoor Power Equipment	Plant repairs and maintenance	\$ 914.00
05/05/2023	SAS Locksmiths	Key cutting and lock maintenance service	\$ 266.81
19/05/2023	SAS Locksmiths	Key cutting and lock maintenance service	\$ 1,209.45
05/05/2023	Scarboro Toyota	Vehicle service and repairs	\$ 1,656.33
	Scarboro Toyota	Vehicle service and repairs	\$ 655.77
05/05/2023	Securus	Security services - Woodville Reserve Pavilion	\$ 1,998.25
05/05/2023	SEEK Limited	Job adverts	\$ 1,508.90
05/05/2023	ServiceFM Pty Ltd	Monthly cleaning services and cleaning materials - various locations	\$ 19,081.32
19/05/2023	ServiceFM Pty Ltd	Monthly cleaning services and cleaning materials - various locations	\$ 11,359.74
19/05/2023	Shop for Shops	Labels and Tags for retail - BPLC	\$ 542.25
19/05/2023	Sifting Sands	Sand cleaning services - Hobart St	\$ 6,903.07
05/05/2023	Sigma Chemicals	Pool chemicals - BPLC	\$ 2,423.52
19/05/2023	Sigma Chemicals	Pool chemicals - BPLC	\$ 15,554.06
19/05/2023	SJR Civil Consulting Pty Ltd	Completion of MRRG drawings for FY 2023-2024	\$ 3,344.00
05/05/2023	Smoke and Mirrors AV	Supply of PA system - Citizenship ceremony	\$ 1,048.50
19/05/2023	SoCo Studios	Videography services - Litis Stadium	\$ 495.00
19/05/2023	Solo Resource Recovery	Pressure cleaning services	\$ 32,397.53
05/05/2023	SpacetoCo Pty Ltd	Facilities weekly reporting and financial handling	\$ 660.00
05/05/2023	Sportsworld Of WA	Merchandise - BPLC	\$ 756.25
19/05/2023	Sportsworld Of WA	Merchandise - BPLC	\$ 3,939.65
19/05/2023	St John Ambulance Western Australia Ltd	First aid kit servicing - Depot	\$ 406.23
05/05/2023	St Patrick's Day WA Inc	St Patricks Day funding 2023 - bond amount	\$ 5,500.00
19/05/2023	Stantons International	Probity services - Leederville structure plan	\$ 1,008.15
05/05/2023	Steann Pty Ltd	Bulk greenwaste collection - week 1, 2 and 3	\$ 26,083.23
19/05/2023	Steann Pty Ltd	Bulk greenwaste collection - week 4 and 5	\$ 37,065.93
29/05/2023	Steeg Banham Superannuation Fund	Superannuation	\$ 323.39
05/05/2023	Stephen Carrick Architects Pty Ltd	Heritage advice	\$ 220.00
19/05/2023	Stephen Carrick Architects Pty Ltd	Design Review Panel -meeting	\$ 440.00
19/05/2023	Stott Hoare	Supply of 20 Dell docking station	\$ 6,006.00
29/05/2023	SuperChoice Services Pty Ltd	Superannuation	\$ 278,062.05
05/05/2023	Synergy	Electricity and gas charges - Robertston park	\$ 45,654.39
19/05/2023		Electricity and gas charges - Forrest park	\$ 79,162.32
19/05/2023	T La Cava	Thomas La Cava - Singing at Citizenship	\$ 350.00
19/05/2023	T T Dinh	Refund for overcharge on senior renewal	\$ 125.28

	Tamala Park Regional Council	GST for sale of land - December 22	\$ 28,839.99
05/05/2023	Techworks Electrical Pty Ltd	Electrical sub switchboard replacement - BPLC (progress claim)	\$ 207,892.24
05/05/2023	Teena Smith	Fitness instructor fees	\$ 300.00
19/05/2023	Teena Smith	Fitness instructor fees	\$ 375.00
19/05/2023	Telstra Limited	Service and equipment rental to 24 Apr 23	\$ 86.64
05/05/2023	Temptations Catering	Catering - Budget Planning Workshop	\$ 882.68
19/05/2023	Temptations Catering	Catering Briefing 9 May 2023	\$ 569.11
19/05/2023	The Electric Bike Company	\$2000 gift voucher for prize - BPLC	\$ 2,000.00
19/05/2023	The Play Room	Supply of pool toys - BPLC	\$ 174.90
05/05/2023	The Poster Girls	Distribution of Black Spot projects flyer	\$ 220.00
05/05/2023	The Royal Life Saving Society Western Australia	Supply and install double valve solenoid	\$ 1,176.45
29/05/2023	The Trustee for Fergco Family Super Fund	Superannuation	\$ 2,471.96
05/05/2023	TJ Depiazzi & Sons	Supply of mulch	\$ 7,477.30
05/05/2023	Tom Lawton - Bobcat Hire	Bobcat hire	\$ 8,748.30
19/05/2023	Tom Lawton - Bobcat Hire	Bobcat hire	\$ 10,939.50
05/05/2023	Totally Workwear Mt Hawthorn	Uniform Supplies	\$ 1,274.30
19/05/2023	Totally Workwear Mt Hawthorn	Uniform Supplies	\$ 1,837.68
19/05/2023	TPW Group Services Pty Ltd	Staff room furniture - BPLC	\$ 842.35
19/05/2023	Traffic Logistics Australia	Traffic count on Harold street	\$ 4,344.00
19/05/2023	Translationz	Transalation services - Health	\$ 44.00
05/05/2023	Tree Amigos	Street trees and parks pruning/removal - various locations	\$ 138,077.50
19/05/2023	Tree Amigos	Street trees and parks pruning/removal - various locations	\$ 13,031.70
19/05/2023	Truck Centre (WA) Pty Ltd	Truck repairs and maintenance	\$ 623.70
19/05/2023	Tyres4U Pty Ltd	Tyre replacements and maintenance	\$ 22.00
19/05/2023	Unicare Health	Service ceiling hoist - BPLC	\$ 1,645.00
19/05/2023	United Equipment Pty Ltd	Plant repairs and maintenance	\$ 456.50
05/05/2023	Universal Diggers	Plant hire - Depot	\$ 5,177.70
19/05/2023	Universal Diggers	Plant hire - Depot	\$ 7,975.55
05/05/2023	Urbis Pty Ltd	Advertising of Local Planning Policies	\$ 2,200.00
05/05/2023	V Forbes	Fitness instructor fee	\$ 446.60
19/05/2023	Veolia Recycling & Recovery Pty Ltd	Waste collection - arp 23	\$ 1,693.24
05/05/2023	Vorgee Pty Ltd	Merchandise - BPLC	\$ 442.20
05/05/2023	WA Library Supplies	Library supplies - spine label	\$ 174.50
05/05/2023	WA Timber Products Pty Ltd	Supply of tree stakes	\$ 4,400.00
05/05/2023	WALGA	WALGA Field Day	\$ 99.00
19/05/2023	WALGA	Staff Training - Effective supervision	\$ 1,089.00
19/05/2023	Wanneroo Plant Farm	Supply of plants	\$ 4,499.00
05/05/2023	Ward Packaging	Supply of paper cups	\$ 230.19
05/05/2023	Water Corporation	Water charges - BPLC	\$ 25,284.81
19/05/2023	Water Corporation	Water charges - Oxfor street	\$ 9,776.75

05/05/2023	Way Funky Company Pty Ltd	Merchandise - BPLC	\$	3.597.44	
19/05/2023	WC Convenience Management Pty Ltd	Maintenance exeloos Apr 23 - various locations	\$ \$	4,295.87	
19/05/2023		Profiling services - Oxofrd Street	\$	9,380.71	
	Western Irrigation Pty Ltd	Reticulation repairs and maintenance	\$ \$	701.25	
19/05/2023	0 ,	Reticulation repairs and maintenance	\$ \$	3.197.15	
	Western Metropolitan Regional Council	Processing FOGO waste January 23	\$	134,235.17	
05/05/2023		Grease trap maintenance - Charles Veryard Reserve	\$ \$	216.70	
05/05/2023		Cash collection services Admin - Apri23	\$ \$	258.28	
19/05/2023		Cash collection services - Parking Apr 23	\$	3,673.84	
05/05/2023	West-Ville Constructions Pty Ltd	Refund of infrastructure bond	\$ \$	275.00	
	Whitfords Event Hire	Hire of marquees/chairs/ bbqs	\$ \$	2.565.44	
05/05/2023		Office supplies and consumables	\$ \$	165.02	
19/05/2023	5	Office supplies and consumables	\$ \$	1,157.48	
19/05/2023	5	Staff Uniform	\$ \$	67.93	
05/05/2023		Printing services - various departments	\$	880.00	
19/05/2023		Printing services - various departments	\$ \$	165.00	
19/05/2023		Refund of DAP overpayment	\$	280.00	
05/05/2023	5	Fitness instructor fees	\$	189.00	
19/05/2023	5	Fitness instructor fees	\$	252.00	
05/05/2023	•	Fitness instructor fees	\$	470.00	
	Youth Affairs Council Of WA	Contribution - youth week event 19 Apr 23	Ψ \$	500.00	
19/05/2023		CCTV maintenance - new switch Hip-E club	\$	5.748.37	
05/05/2023		Rates notices 2022/23 - 2nd reminder	\$	1,976.07	
	Zoho Corporation Pty Ltd	Annual subscription ManageEngine 20.5.23-18.05.24	\$	8,588.80	
	Zumba Fitness Patricia Rojo	Fitness Instructor Fees	\$	558.00	
			\$	3,763,959.37	
Payroll					
09/05/2023	-		\$	711,755.66	
26/05/2023	•		\$	716,758.39	
Total Payro	011		\$	1,428,514.05	
Total Paym	ents		\$	5,192,473.42	

		Creditors Report - Payments 01/05/2023 to 31/0			
redit Card Transactions for the Period 07	April 2023 to	5 May 2023			
ard Holder	Date	ayee	Description	Amo	ount
EO	07/04/2023	acebook	Facebook Advert - Families and friend demetia workshop	\$	22.00
	07/04/2023	acebook	Facebook Advert - Fresh facts	\$	22.13
	13/04/2023	HRI Ltd	HR Training - Australian human resources institute	\$	765.0
	13/04/2023	CIWA	HR Training - Discrimination and equal employment opportunit	\$	165.0
	17/04/2023	eederville cameras	Refund - Ring light stand	-\$	84.9
	17/04/2023	eederville cameras	Audio visual equipment - Tripod, Ring light	\$	922.9
	17/04/2023	JI Authorised retail	Audio visual equipment - wireless microphone combo	\$	509.0
	01/05/2023	oore Australia WA Pty Ltd	2023 Financial reporting workshop	\$	3,344.0
	03/05/2023	/A News	WA newspaper subscription - digital and paper	\$	83.60
	04/05/2023	PP His Majestys	CEO Parking - meeting with department of planning	\$	10.10
				\$	5,758.78
cting Director Infrastructure & Environment	13/04/2023	udget Rent a Car	Hire car	\$	1,453.0
	13/04/2023	udget Rent a Car	Hire car	\$	1,298.1
	14/04/2023	ept of Justice	Fines enforcement	\$	166.3
	14/04/2023	ept of Justice	Fines enforcement	\$	166.3
	18/04/2023	osemount Bowl	Parks - rewards and recognition	\$	1,215.0
	01/05/2023	he Oxford Hotel	City Buildings - rewards and recognition	\$	177.0
	02/05/2023	stitute	Engineering - training	\$	198.0
	02/05/2023	usQ Training	Engineering - training	\$	660.0
	03/05/2023	usQ Training	Engineering - training	\$	660.0
				\$	5,993.7
anager Marketing and Partnerships	07/04/2023	acebook	Facebook boost - seniors workshop	\$	49.9
	10/04/2023	ailchimp	E-Newsletter	\$	620.6
	16/04/2023	acebook	Facebook boost - seniors workshop	\$	77.0
	20/04/2023	acebook	Facebook boost - seniors workshop	\$	77.0
	23/04/2023	sana.com	Marketing and Comms scheduling tool	\$	913.5
	23/04/2023	ternational transaction fee	Marketing and Comms scheduling tool	\$	22.8
	25/04/2023	hutterstock	Marketing and Partnerships monthly subscription	\$	99.0
	30/04/2023	acebook	Facebook boost - seniors workshop	\$	73.0
				\$	1,932.9

COUNCIL BRIEFING AGENDA

Date	Payee	Description	Am	ount
18/04/2023	3 SQ Bunn Mee	Catering - Council meeting	\$	168.00
27/04/2023	A1 Quality Laundromat	Laundry services - tablecloths for council	\$	35.00
			\$	203.00
07/04/2023	Book Depository	Book supplies	\$	81.38
07/04/2023	Diabolik Books	Gift vouchers - easter egg colouring competition	\$	25.00
18/04/2023	FDB Office	Library supplier - whiteboard	\$	609.00
18/04/2023	Booktopia Pty Ltd	Book supplies - Local History	\$	163.49
24/04/2023	Boffins Bookshop Pty Ltd	Book supplies - Local History	\$	305.81
24/04/2023	SQ The Book Merchant	Book supplies - Local History	\$	94.50
01/05/2023	SP UWA Publishing	Book supplies	\$	84.99
02/05/2023	Google youtube premium	Subscription - Youtube premium	\$	14.99
04/05/2023	0,	Book supplies for gift packs	\$	235.70
04/05/2023	SP CBCA Merchandise	CBW 2023 merchandise	\$	365.66
			\$	1,980.52
08/03/2023	Zoom	Video conferencing	\$	445.37
08/03/2023	Blueskys App	Zoom timer app	\$	18.96
09/03/2023	International transaction fee		\$	0.47
11/03/2023	Safetyculture		\$	448.80
11/03/2023	Assetsonar.com		\$	348.47
13/03/2023	International transaction fee		\$	8.71
19/03/2023	Intruder.io pro			377.30
20/03/2023	International transaction fee			9.43
21/03/2023	Deputy	Online timesheet software	-	1,188.00
22/03/2023		Software API cost - email service BPLC booking system		135.32
28/03/2023	International transaction fee	Software API cost - email service BPLC booking system	\$	3.38
			\$	2,984.21
18/04/2023	Canva	Canva subscription	\$	164.99
20/04/2023	Officeworks		\$	1,398.75
20/04/2023	Woolworths	Supplies - Budget planning workshop	\$	30.35
			Ψ.	00.00
26/04/2023	Standards Australia	Standards - Design and install contract template	\$	202.74
	18/04/2023 27/04/2023 07/04/2023 18/04/2023 18/04/2023 24/04/2023 24/04/2023 01/05/2023 02/05/2023 04/05/2023 04/05/2023 04/05/2023 04/05/2023 11/03/2023 11/03/2023 11/03/2023 11/03/2023 20/03/2023 21/03/2023 21/03/2023 21/03/2023 21/03/2023 22/03/2023 21/03/2023 22/03/2023 22/03/2023 22/03/2023 22/03/2023	18/04/2023 SQ Bunn Mee 27/04/2023 A1 Quality Laundromat 07/04/2023 Book Depository 07/04/2023 Diabolik Books 18/04/2023 FDB Office 18/04/2023 Booktopia Pty Ltd 24/04/2023 Booktopia Pty Ltd 24/04/2023 SQ The Book Merchant 01/05/2023 SQ The Book Merchant 01/05/2023 Google youtube premium 04/05/2023 Booktopia Pty Ltd 04/05/2023 Booktopia Pty Ltd 08/03/2023 Booktopia Pty Ltd 08/03/2023 Blueskys App 09/03/2023 International transaction fee 11/03/2023 Safetyculture 11/03/2023 International transaction fee 19/03/2023 International transaction	18/04/2023 SQ Bunn Mee Catering - Council meeting 27/04/2023 A1 Quality Laundromat Laundry services - tablecloths for council 07/04/2023 Diabolik Books Gift vouchers - easter egg colouring competition 18/04/2023 Diabolik Books Gift vouchers - easter egg colouring competition 18/04/2023 Diabolik Books Gift vouchers - easter egg colouring competition 18/04/2023 Book Depository Book supplies - Local History 24/04/2023 Book Merchant Book supplies - Local History 24/04/2023 SQ The Book Merchant Book supplies - Local History 01/05/2023 Google youtube premium Subscription - Youtube premium 04/05/2023 Booktopia Pty Ltd Book supplies for gift packs 04/05/2023 SP CBCA Merchandise CBW 2023 merchandise 08/03/2023 International transaction fee Zoom timer app 09/03/2023 International transaction fee Zoom timer app 11/03/2023 Safetycultre IAuditor mobile inspection app 11/03/2023 International transaction fee ICT asset management 13/03/2023 International transaction fee ICT asset management 19/03/2023 International transaction fee External vulnerability testing 20/03/2023 International transaction fee External vulnerability testing <t< td=""><td>18/04/2023 SQ Bunn Mee Catering - Council meeting \$ 27/04/2023 A1 Quality Laundromat Laundry services - tablecloths for council \$ 07/04/2023 Book Depository Book supplies \$ 07/04/2023 Diabolik Books Gift vouchers - easter egg colouring competition \$ 18/04/2023 FDB Office Library supplier - whiteboard \$ 24/04/2023 Book kotopia Pty Ltd Book supplies - Local History \$ 24/04/2023 SQ The Book Merchant Book supplies - Local History \$ 01/05/2023 SQ The Book Merchant Book supplies - Local History \$ 04/05/2023 Google youtube premium Subscription - Youtube premium \$ 04/05/2023 Book Merchandise CBW 2023 merchandise \$ 04/05/2023 Book Merchandise CBW 2023 merchandise \$ 08/03/2023 Zoom Video conferencing \$ 08/03/2023 Zoom Video conferencing \$ 09/03/2023 International transaction fee Zoom timer app \$ 11/03/2023 Safetyculture iAuditor mobile inspection app \$</td></t<>	18/04/2023 SQ Bunn Mee Catering - Council meeting \$ 27/04/2023 A1 Quality Laundromat Laundry services - tablecloths for council \$ 07/04/2023 Book Depository Book supplies \$ 07/04/2023 Diabolik Books Gift vouchers - easter egg colouring competition \$ 18/04/2023 FDB Office Library supplier - whiteboard \$ 24/04/2023 Book kotopia Pty Ltd Book supplies - Local History \$ 24/04/2023 SQ The Book Merchant Book supplies - Local History \$ 01/05/2023 SQ The Book Merchant Book supplies - Local History \$ 04/05/2023 Google youtube premium Subscription - Youtube premium \$ 04/05/2023 Book Merchandise CBW 2023 merchandise \$ 04/05/2023 Book Merchandise CBW 2023 merchandise \$ 08/03/2023 Zoom Video conferencing \$ 08/03/2023 Zoom Video conferencing \$ 09/03/2023 International transaction fee Zoom timer app \$ 11/03/2023 Safetyculture iAuditor mobile inspection app \$

COUNCIL BRIEFING AGENDA

ard Holder	Date	Payee	Description	Am	ount
				\$	2,126.83
otal Corporate Credit Cards				\$	20,980.01
irect Debits					
ease Fees	22/05/2023	Pitney Bowes Leasing	Postal scales	\$	395.83
			Total Leasing	\$	395.83
oan Repayments		Treasury Corporation	Department Sport and Recreation Building, Loftus Centre, Loftus Underground Car Park and Beatty Park Leisure Centre	\$	78,434.41
ank Fees and Charges		Commonwealth Bank	Bank fees	\$	30,607.66
uperannuation - contractors		BPLC - contractors		\$	782.56
otal Direct Debits including Credit	Cards			\$	131,200.47

Creditors Report - Payments by Cheque 01/05/2023 to 31/05/2023

Creditor	Date	Payee	Description	Amount
00082744	05/05/2023	Petty Cash - Beatty Park Leisure Ce	Petty cash recoup 28.04.23	337.20
00082745	05/05/2023	Petty Cash - Finance	Petty cash recoup 28.4.23	376.70
00082746	05/05/2023	Commissioner of State Revenue	Refund of rates and ESL rebates	73.28
Total Net Che	que Payments			787.18

7.3 INVESTMENT REPORT AS AT 31 MAY 2023

Attachments: 1. Investment Statistics as at 31 May 2023 🗓 🛣

RECOMMENDATION:

That Council NOTES the Investment Statistics for the month ended 31 May 2023 as detailed in Attachment 1.

PURPOSE OF REPORT:

To advise Council of the nature and value of the City's Investments as at 31 May 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

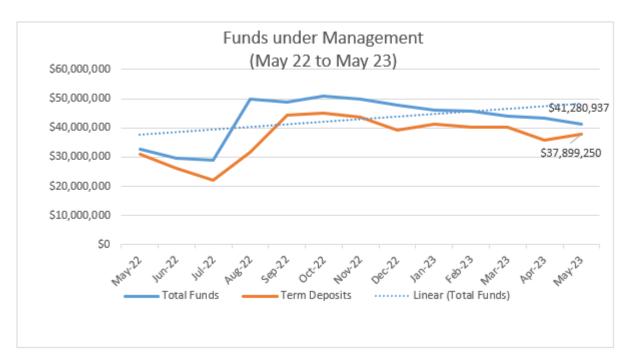
A total of \$4m matured in May 2023, and \$6.1m was invested during the month.

Investment Status

The City's investment portfolio is diversified across several accredited financial institutions.

As at 31 May 2023, the total funds held in the City's operating accounts (including on call) was \$41,280,937 compared to \$32,769,311 for the period ended 31 May 2022. All funds are interest bearing as at 31 May 2023.

The total term deposit investments for the period ended 31 May 2023 were \$37,899,250 compared to \$31,054,304 for the period ended 31 May 2022.



The following chart shows funds under management from May 2022 to May 2023:

Interest Status

Total accrued interest earned on investments as at 31 May 2023 is:

Total Accrued Interest Earned on Investment	Budget Adopted	Budget YTD	Actual YTD	% of YTD Budget
Municipal	\$500,000	\$470,000	\$761,344	162.0%
Reserve	\$450,000	\$420,000	\$440,482	104.9%
Subtotal	\$950,000	\$890,000	\$1201,826	135.0%
Leederville Gardens Inc Surplus Trust*	\$0	\$0	\$110,125	N/A
Total	\$950,000	\$890,000	\$1,311,951	147.4%

*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 4.46% for current investments compared to the Reserve Bank 90 day accepted bill rate for May 2023 of 3.90%.

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.

Short Term Rating (Standard & Poor's) or Equivalent	Direct Investments Maximum %with any one institution		Maximum % of	Total Portfolio
	Guideline	Current position	Guideline	Current position
A1+	30%	26.7%	90%	34.9%
A-1	25%	11.0%	90%	11.0%
A-2	20%	18.2%	90%	54.1%

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 2022-2032:

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.

CITY OF VINCENT CURRENT INVESTMENT HOLDING AS AT 31 MAY 2023



Funds	Institution	Investment Date	Maturity Date	Interest Rate	Principa
OPERATING ACCOUNTS		Dute	Dute	Nute	•
Municipal	Commonwealth Bank of Australia			3.60%	2,788,688
Municipal	Commonwealth Bank of Australia	Ong	oing	3.95%	593,000
Total Operating Funds					3,381,687
TERM DEPOSITS					
Leederville Gardens Inc Surplus Trust	Beyond Bank	04/11/2022	03/11/2023	4.55%	850,117
Leederville Gardens Inc Surplus Trust	MyState Bank	30/06/2022	30/06/2023	4.00%	1,960,457
Leederville Gardens Inc Surplus Trust	National Australia Bank	12/01/2023	11/01/2024	4.53%	908,677
Municipal	AMP Bank	29/03/2023	28/03/2024	4.90%	3,500,000
Municipal	Bank of Queensland	20/02/2023	30/06/2023	4.20%	3,000,000
Municipal	Bank of Queensland	03/03/2023	05/03/2024	5.05%	1,000,000
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
Municipal	Macquarie Bank	05/05/2023	14/08/2023	4.59%	1,000,000
Municipal	Macquarie Bank	05/05/2023	03/08/2023	4.59%	1,000,000
Municipal	National Australia Bank	20/02/2023	20/02/2024	4.80%	4,000,000
Reserve	AMP Bank	04/08/2022	04/08/2023	4.20%	4,000,000
Reserve	Hume Bank	29/03/2023	28/03/2024	4.78%	2,540,000
Reserve	Macquarie Bank	05/05/2023	24/08/2023	4.59%	1,000,000
Reserve	Macquarie Bank	05/05/2023	04/09/2023	4.59%	1,000,000
Reserve	Macquarie Bank	05/05/2023	14/09/2023	4.59%	540,000
Reserve	National Australia Bank	24/05/2023	23/05/2024	4.87%	1,600,000
Reserve	National Australia Bank	12/01/2023	11/01/2024	4.53%	4,500,000
Total Term Deposits					37,899,250
Total Investment Including At Call					41,280,937



CITY OF VINCENT INVESTMENT PORTFOLIO AS AT 31 MAY 2023

	Municipal	Reserve	Leederville Gardens Inc Surplus Trust	Total	Total
	\$	\$	\$	\$	%
BY INVESTMENT HOLDINGS					
Municipal Account	2,788,688	0	0	2,788,688	6.8%
Online Saver	593,000	0	0	593,000	1.4%
Term Deposits	19,000,000	15,180,000	3,719,250	37,899,250	91.8%
	22,381,687	15,180,000	3,719,250	41,280,937	100.0%
BY INSTITUTION					
Bank of Queensland	4,000,000	0	0	4,000,000	9.7%
Commonwealth Bank of Australia	3,381,687	0	0	3,381,687	8.2%
Beyond Bank	5,500,000	0	850,117	6,350,116	15.4%
Jational Australia Bank	4,000,000	6,100,000	908,677	11,008,677	26.7%
MP Bank	3,500,000	4,000,000	0	7,500,000	18.2%
lume Bank	0	2,540,000	0	2,540,000	6.2%
/acquarie Bank	2,000,000	2,540,000	0	4,540,000	11.0%
AyState Bank	2,000,000	2,010,000	1,960,457	1,960,457	4.8%
hystate bank	22,381,687	15,180,000	3,719,250	41,280,937	100.00%
	E)				
BY CREDIT RATINGS (SHORT-TERM ISSU	E) 7,381,687	6,100,000	908,676	14,390,363	34.9%
N-1	2,000,000	2,540,000	000,010	4,540,000	11.0%
A-2	13,000,000	6,540,000	2,810,574	22,350,574	54.1%
	22,381,687	15,180,000	3,719,250	41,280,937	100.0%
N TERMO					
BY TERMS	2 204 607	0	0	2 204 607	8.2%
)-30 days 81-90 days	3,381,687 1,000,000	0	0	3,381,687 1,000,000	8.2%
1-90 days 11-180 days	6,000,000	2,540,000	0	8,540,000	2.4%
81-270 days	3,500,000	2,040,000	ő	3,500,000	8.5%
71-365 days	7,500,000	12,640,000	3,719,250	23,859,250	57.8%
1 year	1,000,000	0	0	1,000,000	2.4%
	22,381,687	15,180,000	3,719,250	41,280,937	100.0%
SY MATURITY					
-30 days	11,881,687	0	1,960,457	13,842,144	33.5%
1-90 days	2,000,000	5,000,000	1,900,457	7,000,000	17.0%
,	2,000,000				5.8%
1-180 days		1,540,000	850,117	2,390,117	22.8%
81-270 days 71-365 days	4,000,000 4,500,000	4,500,000 4,140,000	908,677 0	9,408,677 8,640,000	22.8%
.r 1-000 uays	22,381,687	4,140,000 15,180,000	3,719,250	41,280,937	100.0%
BY FOSSIL FUEL EXPOSURE (as determine			000 070	20 420 202	70 70
ossil Fuel Investments	16,881,687	12,640,000	908,676	30,430,363	73.7%
Ion Fossil Fuel Investments	5,500,000	2,540,000	2,810,574	10,850,574	26.3%
	22,381,687	15,180,000	3,719,250	41,280,937	100.0%

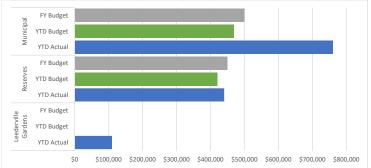


CITY OF VINCENT INVESTMENT PERFORMANCE AS AT 31 MAY 2023







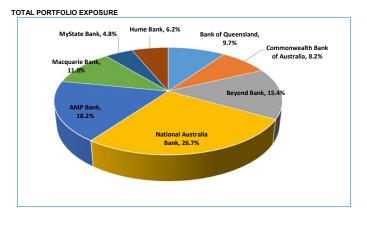


INTEREST RATE COMPARISON

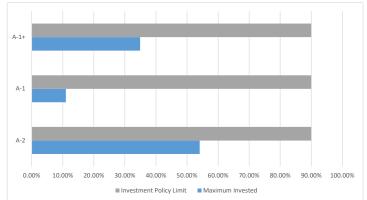




CITY OF VINCENT INVESTMENT POLICY COMPLIANCE AS AT 31 MAY 2023

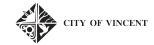


TOATL CREDIT EXPOSURE





* Selection of non fossil fuel investments is based on information provided by www.marketforces.org.au.



CITY OF VINCENT INVESTMENT INTEREST EARNINGS AS AT 31 MAY 2023

	YTD	PY YTD	FY	PY FY
	31/05/2023	31/05/2022	2022/23	2021/22
	\$	\$	\$	\$
Budget	470,000	88,276	500,000	100,000
Interest Earnings	761,344	89,908	761,344	98,791
% Income to Budget	162.0%	101.9%	152.3%	98.6%
RESERVE FUNDS				
Budget	420,000	100,000	450,000	100,000
Interest Earnings	440,482	56,090	440,482	80,469
% Income to Budget	104.9%	56.1%	97.9%	80.5%
LEEDERVILLE GARDENS INC SURPL	US TRUST			
Budget	0	0	0	0
Interest Earnings	110,125	15,530	110,125	58,921
% Income to Budget	0.0%	0.0%	0.0%	0.0%
TOTAL				
Budget	890,000	188,276	950,000	200,000
Interest Earnings	1,311,951	161,303	1,311,951	238,180
% Income to Budget	147.4%	85.7%	138.1%	119.1%
Variance	421,951	(26,973)	361,951	38,180
% Variance to Budget	47.4%	(14.3%)	38.1%	19.1%
TOTAL (EXCL. LEEDERVILLE GARDE		DUCT)		
Budget	890,000	188,276	950,000	200,000
Interest Earnings	1,201,826	145,773	1,201,826	179,259
% Income to Budget	135.0%	77.4%	126.5%	89.6%
A moome to budget	133.0%	11.470	120.3%	05.0%
Variance	311,826	(42,503)	251,826	(20,741)
% Variance to Budget	35.0%	(22.6%)	26.5%	(10.4%)
	23.070	()	20.070	(

7.4 OUTCOME OF ADVERTISING AND ADOPTION OF AMENDMENTS TO RECOGNITION OF NOONGAR BOODJAR CULTURE AND HISTORY THROUGH WELCOME TO COUNTRY AND ACKNOWLEDGEMENT OF COUNTRY

Attachments:

- Recognition of Noongar Boodjar Culture through Welcome to Country and Acknowledgment of Country - Clean Version <u>U</u>
- 2. Recognition of Noongar Boodjar Culture Welcome to Country and Acknowledgment of Country Marked Up Version J.
- 3. Submissions 🕂 🛣

RECOMMENDATION:

That Council ADOPTS the Recognition of Noongar Boodjar Culture and History Through Welcome to Country and Acknowledgement of Country Policy at Attachment 1.

PURPOSE OF REPORT:

To present the outcome of community consultation and seek adoption of the amended Recognition of Noongar Boodjar Culture and History Through Welcome to Country and Acknowledgement of Country Policy at **Attachment 1.**

BACKGROUND:

'Aboriginal and Torres Strait Islander peoples are advised this report contains the name of a deceased person.'

The <u>Recognition of Noongar Boodjar, Culture and History through Welcome to Country and</u> <u>Acknowledgement of Country Policy</u> (Policy) was endorsed by Council on 18 September 2018 following community consultation. This replaced the Protocols for 'Acknowledgement of Country' and 'Welcome to Country' to Recognise Aboriginal Culture and History that was adopted in 2010 with input and guidance from Noongar Elder and founding member of the City of Perth's Elders Advisory Group, Aunty Doolann-Leisha Eatts.

At its 16 May 2023 Meeting, Council approved the amended Policy for the purpose of community consultation with the following amendments:

- The inclusion of an Acknowledgement of Country at the beginning of the Policy.
- The removal of the word 'emerging' from the phraseology for an Acknowledgment of Country as requested by both the Boordiyas (Bosses) and the RAP working group.
- The addition of 'individuals, town teams, local groups, businesses, and charitable organisations' who receive funding from the City to the list of those who are required to conduct a 'Welcome' or an 'Acknowledgement' in the purpose and scope.
- Addition of 'Noongar language, traditional stories and traditional Noongar instruments' to the section about what may be included in a Welcome to Country.
- Replacement of the word 'process with 'ceremony' when describing a Welcome to Country.
- Amending the definition of a Welcome to state that the Noongar Elder will designate a representative to conduct the Welcome if they themselves are not available.
- The inclusion of 'We would also like to acknowledge all Aboriginal and Torres Strait Islander Elders' in an example phraseology for an Acknowledgment of Country.

In accordance with the City's <u>Community and Stakeholder Engagement Policy</u>, community consultation was undertaken between 25 May and 15 June 2023, which is in excess of the 21 days required.

The policy was advertised on the City of Vincent website, social media and through the following public notices:

- Perth Now Central 25 May 2023
- Perth Voice 27 May 2023 and
- notice exhibited on the notice board at the City's Administration and Library and Local History Centre.

DETAILS:

The purpose of a 'Welcome to Country' and an 'Acknowledgement of Country' is to recognise the unique position of Aboriginal and Torres Strait Islander peoples in Australian culture and history as the Traditional Owners of the land.

A 'Welcome to Country' is delivered by a Traditional Owner, or an Aboriginal or Torres Strait Islander person who has been given permission from a Traditional Owner to welcome people. The Traditional Owner welcomes people to their land by providing historical and cultural information. A 'Welcome to Country' is delivered at the commencement of a formal event.

An 'Acknowledgement of Country' is an opportunity to show respect to the Traditional Owners of the land upon which the City is located and the continuing connection we have as a City to the Aboriginal and Torres Strait Islander peoples. An 'Acknowledgement of Country' can be performed by any person and is given at the beginning of a meeting, event, or workshop.

Incorporating a Welcome or an Acknowledgement into meetings, events, workshops and gatherings shows our respect by upholding Aboriginal and Torres Strait Islander people's cultural protocols.

Administration received one submission at Attachment 3.

CONSULTATION/ADVERTISING:

No further consultation is required.

LEGAL/POLICY:

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

The City's Policy Development and Review Policy sets out the process for repealing and adopting policies.

RISK MANAGEMENT IMPLICATIONS

Low: Adopting the policy is low risk.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's Strategic Community Plan 2022-2032:

Connected and Healthy Community

We recognise, engage and partner with the Whadjuk Noongar people and culture. We are an inclusive, accessible and equitable City for all. Our many cultures are celebrated.

Innovative and Accountable

We engage with our community so they are involved in 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:

Increased mental health and wellbeing

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial/budget implications.



Legislation / local law requirements	Flying and Displaying of Flags and Banners The Flags Act 1953	
Relevant delegations	Nil	
Related policies, procedures and supporting documentation	'Reflect' Reconciliation Action Plan - 2017-2018 'Innovate' Reconciliation Action Plan - 2019-2021 'Innovate' Reconciliation Action Plan - 2022-2024 City of Vincent Strategic Community Plan - 2018-2028	

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. We would also like to acknowledge all Aboriginal and Torres Strait Islander Elders for they hold the memories, the traditions, the culture and hopes of Aboriginal and Torres Strait Islander Australia.

We recognise the contribution the Whadjuk people have made and continue to make to our culture and in our community. We will continue to seek the input of the Traditional Owners.

The land on which we live, meet, and thrive as a community always was and always will be Noongar land.

INTRODUCTION

The process of *Welcome to Country* and *Acknowledgement of Country* recognises the unique position of Aboriginal and/or Torres Strait Islander peoples in Australian culture and history as the Traditional Owners of the land. It is important this unique position is recognised and incorporated as part of official protocols and events to enable the wider community to share in Aboriginal and Torres Strait Islander culture and heritage, facilitating better relationships between Aboriginal and Torres Strait Islander peoples and other Australians.

PURPOSE

The purpose of this Policy is to ensure that the correct protocols are used by individuals, town teams, local groups, businesses or charitable organisations who receive funding from the City, along with any City of Vincent Officer when conducting or organising a 'Welcome to Country' or 'Acknowledgement of Country'.

OBJECTIVE

This Policy reaffirms that the Whadjuk people from the Noongar nation are and always will be the Traditional Owners of the land upon which the City of Vincent is located. Noongar people have lived in harmony with the natural environment for tens of thousands of years and have a strong spiritual connection to country (Noongar Boodjar).

The City acknowledges the significance of the Noongar land and water within Vincent and is committed to gaining kaartdijin (knowledge) and understanding of Noongar Boodjar to ensure we support Aboriginal people, culture, and tradition along our journey towards greater reconciliation.

SCOPE

This Policy applies to all individuals, town teams, local groups, businesses, or charitable organisations who receive funding from the City, along with any City of Vincent Officers responsible for organising events, functions, ceremonies, or meetings.

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POLICY PROVISIONS

POLICY

1. Welcome to Country

1.1 Definition of Welcome to Country

A *Welcome to Country*' is where Aboriginal or Torres Strait Islander peoples welcome people to their land by providing historical and cultural information to those in attendance. Steps should be taken to ensure that the appropriate representative is invited to perform the *Welcome*' as it is a significant recognition and a formal ceremony. The *Welcome to Country*' is a right of the Traditional Owners and not a privilege.

1.2 Appropriate Place

A 'Welcome to Country' must always occur at the opening of the event, preferably as the first item in the order of proceedings.

(iii) Events

'Welcome to Country' will be included (but is not limited to) the following events:

- Significant events involving State or Federal Government representatives;
- Significant civic functions and launches;
- Opening of new buildings and parks;
- Major festivals and events where the City of Vincent has provided significant sponsorship or grant funding; and
- Other events, functions, ceremonies, and meetings as deemed appropriate.
- (iv) The 'Welcome to Country' is conducted by a Noongar Elder or a person designated as a representative by an Elder who welcomes the delegates and all in attendance. If there is uncertainty as to whether an 'acknowledgement' or 'a welcome' is appropriate, advice should be sought from the Community Development Team.
- A 'Welcome to Country' may consist of a single speech by the representative of the local Aboriginal community, or it may also include:
 - Traditional Welcoming Song
 - Traditional Dance
 - Noongar Language and Traditional Stories
 - Traditional Noongar instruments
 - Didgeridoo performance
 - "Smoking" Ceremony
 - Combination of any of the above
- (vi) It is necessary for the speaker who follows immediately after the 'Welcome to Country' ceremony to provide a response. Part of the response should acknowledge the person who delivered the 'Welcome to Country'. The following is a recommended response: "I respectfully acknowledge the past and present Traditional Owners of this land on which we are meeting, the Noongar people. It is a privilege to be standing on Noongar country".

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2. The 'Acknowledgement of Country'

(i) Definition of Acknowledgement of Country

An 'Acknowledgement of Country' is an opportunity to acknowledge Aboriginal and Torres Strait Islander peoples as Traditional Owners of the land. It is a means by which all people can show respect for Aboriginal and Torres Strait Islander culture and heritage and the ongoing relationship the Traditional Owners have with the land. The 'Acknowledgement of Country' can be performed by any person, Aboriginal or non-Aboriginal.

(ii) Appropriate Place

An 'Acknowledgement of Country' must always occur at the beginning of the event.

(iii) Events

'Acknowledgement of Country' will be included (but is not limited to) the following events:

- Events where members of the public, representatives of governments and/or the media are present;
- Council Briefing Sessions and Council Meetings;
- Conferences and seminars;
- Festivals and events where the City of Vincent has provided sponsorship or grant funding; and
- Other functions, events, ceremonies, or meetings as deemed appropriate.

(iv) Phraseology

Particular wording used for an 'Acknowledgement of Country' may differ, and includes (but is not limited to) any of the following suggested wording:

- I would like to acknowledge the Traditional Owners of the land, the Whadjuk people of the Noongar nation and pay respects to Elders past and present;
- I would like to acknowledge the Whadjuk people from the Noongar nation who are the Traditional Owners of this land we are meeting/gathering on today;
- I acknowledge the traditional lands of the Whadjuk Noongar people. We pay our respect to their Elders, past and present and we recognise their strength and resilience.
- I would like to acknowledge the Traditional Owners of this land, the Noongar people, on whose land we are meeting, and pay my respects to the Elders past and present. We would also like to acknowledge all Aboriginal and Torres Strait Islander Elders for they hold the memories, the traditions, the culture and hopes of Aboriginal and Torres Strait Islander Australia;
- I would like to acknowledge the traditional custodians of the land, the Noongar people, and pay my respects to Elders, past and present.

3. Cultural Protocols to be Observed

There are certain Aboriginal and Torres Strait Islander protocols that must be observed:

- The practice of not mentioning the name of a deceased Aboriginal and/or Torres Strait Islander person, or displaying photographic images of a deceased person unless agreed and approved by the relevant family;
- (ii) Sensitivity to knowledge that is specific to gender (commonly referred to as 'Women's Business' or 'Men's Business'); and

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(iii) Appropriate acknowledgement of guest artists that are either from or supported by the local community

4. Display of Flags at Events with Welcome to Country

- (i) The organiser *must* ensure that the presenter has the opportunity to display the Aboriginal and Torres Strait Islander flags where he or she delivers a *'Welcome to Country'* speech.
- (ii) Where the above flags are displayed at an event the Australian National Flag Protocols and the City's Flying and Displaying of Flags and Banners Policy apply. The flags shall be placed left to right from the perspective of the audience: the Australian flag, the Western Australian flag, the Aboriginal flag, and the Torres Strait Islander flag.

OFFICE USE ONLY		
Responsible Officer	Coordinator Community Development	
Initial Council Adoption	2010	
Previous Title	Recognition of Noongar Boodjar Culture and History Through Welcome to Country and Acknowledgment of Country	
Reviewed / Amended	03/04/2023	
Next Review Date	04/2028	

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Legislation / local law requirements	Flying and Displaying of Flags and Banners The Flags Act 1953	
Relevant delegations Nil		
Related policies, procedures and supporting documentation	<u>'Reflect' Reconciliation Action Plan - 2017-2018</u> <u>'Innovate' Reconciliation Action Plan - 2019-2021</u> <u>'Innovate' Reconciliation Action Plan – 2022-2024</u> <u>City of Vincent Strategic Community Plan – 2018-2028</u>	

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. We would also like to acknowledge all Aboriginal and Torres Strait Islander Elders for they hold the memories, the traditions, the culture and hopes of Aboriginal and Torres Strait Islander Australia.

We recognise the contribution the Whadjuk people have made and continue to make to our culture and in our community. We will continue to seek the input of the Traditional Owners.

The land on which we live, meet, and thrive as a community always was and always will be Noongar land.

INTRODUCTION

The process of *Welcome to Country* and *Acknowledgement of Country* recognises the unique position of Aboriginal and/or Torres Strait Islander peoples in Australian culture and history as the Traditional Owners of the land. It is important this unique position is recognised and incorporated as part of official protocols and events to enable the wider community to share in Aboriginal and Torres Strait Islander culture and heritage, facilitating better relationships between Aboriginal and Torres Strait Islander peoples and other Australians.

PURPOSE

The purpose of this Policy is to ensure that the correct protocols are used by <u>individuals, town teams, local</u> groups, businesses or charitable organisations who receive funding from the City, along with any City of Vincent Officer for when conducting or organising a 'Welcome to Country' and or 'Acknowledgement of Country'.

OBJECTIVE

This Policy reaffirms that the Whadjuk people from the Noongar nation are and always will be the Traditional Owners of the land upon which the City of Vincent is located. Noongar people have lived in harmony with the natural environment for tens of thousands of years and have a strong spiritual connection to country (Noongar Boodjar).

The City acknowledges the significance of the Noongar land and water within Vincent and is committed to gaining kaartdijin (knowledge) and understanding of Noongar Boodjar to ensure we support Aboriginal people, culture, and tradition along our journey towards greater reconciliation.

SCOPE

This Policy applies to all <u>individuals, town teams, local groups, businesses, or charitable organisations who</u> receive funding from the City, along with any City of Vincent Officers responsible for organising events, functions, ceremonies, or meetings.

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POLICY PROVISIONS

POLICY

1. Welcome to Country

1.1 Definition of Welcome to Country

A *'Welcome to Country'* is where Aboriginal or Torres Strait Islander peoples welcome people to their land by providing historical and cultural information to those in attendance. Steps should be taken to ensure that the appropriate representative is invited to perform the 'Welcome' as it is a significant recognition and a formal <u>process-ceremony</u>. The *'Welcome to Country'* is a right of the Traditional Owners and not a privilege.

1.2 Appropriate Place

A 'Welcome to Country' must always occur at the opening of the event, preferably as the first item in the order of proceedings.

(iii) Events

'Welcome to Country' will be included (but is not limited to) the following events:

- Significant events involving State or Federal Government representatives;
- Significant civic functions and launches;
- Opening of new buildings and parks;
- Major festivals and events where the City of Vincent has provided significant sponsorship or grant funding; and
- Other events, functions, ceremonies, and meetings as deemed appropriate.
- (iv) The 'Welcome to Country' is conducted by a recognised representative/s of the local <u>Aboriginal community (an Elder of the Noongar people)</u> Noongar Elder or a person <u>designated as a representative by a Noongar Elder</u> who welcomes the delegates and all in attendance. If there is uncertainty as to whether an 'acknowledgement' or 'a welcome' is appropriate, advice should be sought from the Community <u>Partnerships Development</u> Team.
- (v) A 'Welcome to Country' may consist of a single speech by the representative of the local Aboriginal community, or it may also include a performance of some description. Performances may include a:
 - Traditional Welcoming Song;
 - Traditional Dance;
 - Noongar Language and Traditional Stories
 - Traditional Noongar instruments
 - Didgeridoo performance;
 - "Smoking" Ceremony; or
 - Combination of any of the above-
- (vi) It is necessary for the speaker who follows immediately after the 'Welcome to Country' ceremony to provide a response. Part of the response should acknowledge the person who delivered the 'Welcome to Country'. The following is a recommended response: "I respectfully

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acknowledge the past and present Traditional Owners of this land on which we are meeting, the Noongar people. It is a privilege to be standing on Noongar country".

2. The 'Acknowledgement of Country'

(i) Definition of Acknowledgement of Country

An 'Acknowledgement of Country' is an opportunity to acknowledgement of Aboriginal and Torres Strait Islander peoples as Traditional Owners of the land in order to pay respect to them. It is a means by which all people can show respect for Aboriginal and Torres Strait Islander culture and heritage and the ongoing relationship the Traditional Owners have with the land. The 'Acknowledgement of Country' can be performed by any person, Aboriginal or non-Aboriginal.

(ii) Appropriate Place

An 'Acknowledgement of Country' must always occur at the beginning of the event.

(iii) Events

'Acknowledgement of Country' will be included (but is not limited to) the following events:

- Events where members of the public, representatives of governments and/or the media are present;
- Council Briefing Sessions and Council Meetings;
- Conferences and seminars;
- Festivals and events where the City of Vincent has provided sponsorship or grant funding; and
- Other functions, events, ceremonies, or meetings as deemed appropriate.
- (iv) Phraseology

Particular wording used for an 'Acknowledgement of Country' may differ, and includes (but is not limited to) any of the following suggested wording:

- I would like to acknowledge the Traditional Owners of the land, the Whadjuk people of the Noongar nation and pay respects to Elders past, and present and emerging;
- I would like to acknowledge the Whadjuk people from the Noongar nation who are the Traditional Owners of this land we are meeting/gathering on today;
- I acknowledge the traditional lands of the Whadjuk Noongar people. We pay our respect to their Elders, past, and present and emerging and we recognise their strength and resilience.
- I would like to acknowledge the Traditional Owners of this land, the Noongar people, on whose land we are meeting, and pay my respects to the Elders past, and present and emerging. We would also like to acknowledge all Aboriginal and Torres Strait Islander Elders for they hold the memories, the traditions, the culture and hopes of Aboriginal and Torres Strait Islander Australia;
- I would like to acknowledge the traditional custodians of the land, the Noongar people, and pay my respects to Elders, past and present.

3. Cultural Protocols to be Observed

There are certain Aboriginal and Torres Strait Islander protocols that must be observed:

 The practice of not mentioning the name of a deceased Aboriginal and/or Torres Strait Islander person, or displaying photographic images of a deceased person unless agreed and approved by the relevant family;

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- (ii) Sensitivity to knowledge that is specific to gender (commonly referred to as 'Women's Business' or 'Men's Business'); and
- (iii) Appropriate acknowledgement of guest artists that are either from or supported by the local community

4. Display of Flags at Events with Welcome to Country

- (i) The organiser *must* ensure that the presenter has the opportunity to display the Aboriginal and Torres Strait Islander flags where he or she delivers a *Welcome to Country*' speech.
- (ii) Where the above flags are displayed at an event the Australian National Flag Protocols and the City's Flying and Displaying of Flags and Banners Policy apply. The flags shall be placed left to right from the perspective of the audience: the Australian flag, the Western Australian flag, the Aboriginal flag, and the Torres Strait Islander flag.

OFFICE USE ONLY		
Responsible Officer	onsible Officer Coordinator Community Development	
Initial Council Adoption	itial Council Adoption 2010	
Previous Title	Recognition of Noongar Boodjar Culture and History Through Welcome to Country and Acknowledgment of Country	
Reviewed / Amended	03/04/2023	
Next Review Date	04/2028	

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SUBMISSIONS

	Comment Received	Administration Response
1	I do not believe we should be constantly thanking the Noongar Boodjar people. It sets them above everyone else. The welcome to country was created by a paid celebrity in a theatre group. It has proved to be divisive.	Noted.
	How much will Elders be paid to conduct this ceremony?	In providing cultural services such as Welcome to Country, it is important to acknowledge that Aboriginal people are using their intellectual property.
		For this reason, it is appropriate that payment is received for their services. The remuneration should consider travel to the event, time, and complexity of the service, as well as the profile of the event.

8 CHIEF EXECUTIVE OFFICER

8.1 APPOINTMENT OF THE WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION (WALGA) - CENTRAL METROPOLITAN ZONE - COUNCIL REPRESENTATIVES

Attachments: Nil

RECOMMENDATION:

That Council APPOINTS the following Elected Member to represent the City of Vincent on the Western Australian Local Government Association (WALGA) – Central Metropolitan Zone and as voting delegates/proxy delegates for WALGA Annual General Meetings for the term 26 July 2023 to the next ordinary local government election, being 21 October 2023:

Members/Voting Delegate:

1.;

PURPOSE OF REPORT:

To appoint an alternative representative for the City on the Western Australian Local Government Association (WALGA) – Central Metropolitan Zone (Zone) and as voting delegate and proxy delegates for the WALGA Annual General Meetings, due to the resignation of one of the current representatives, Cr Ross loppolo.

BACKGROUND:

At the Special Council Meeting on 19 October 2021 Cr Ross loppolo and Cr Ashley Wallace were appointed as the City's representatives for the Zone. On 3 June 2022 Cr Ross loppolo tendered his resignation from this position. A previous report to council 21 June 2022 seeking nominations was unsuccessful. Cr Ashley Wallace is the City's sole representative and is also the Tamala Park Regional Council representative, these meetings have increasingly fallen on the same date and mean that one meeting does not have any representative to attend.

Part of the Council's role is to represent the City on the Zone. The role of the City's delegates is to ensure the City's strategic position and policies are reflected at the Zone meetings, and report back to Council on decisions made by the Zone.

Zones have an integral role in shaping the political and strategic direction of WALGA. Not only are Zones responsible for bringing relevant local and regional issues to the State decision making table, they are a key player in developing policy and legislative initiatives for Local Government. WALGA's Constitution outlines that the functions of Zones are to:

- Elect one or more State Councillors;
- Consider the State Council agenda;
- Provide direction and feedback to their State Councillor; and
- Any other function deemed appropriate by the Zone.

Additional activities undertaken by Zones include:

- Developing and advocating on positions on regional issues affecting Local Government;
- Progressing regional Local Government initiatives;
- Identifying relevant issues for action by WALGA;
- Networking and information sharing; and
- Contributing to policy development through policy forums and other channels.

Zones provide input into the State Council's advocacy agenda by passing resolutions on items contained in the State Council agenda and by generating new agenda items for consideration by State Council.

To represent the City at WALGA's Annual General Meeting in September each year the City of Vincent is to nominate two voting delegates. It is recommended that the Zone delegates be appointed as the voting delegates accordingly.

DETAILS:

The Central Metropolitan WALGA Zone comprises Perth, Vincent, Subiaco, Nedlands, Cambridge, Claremont, Cottesloe, Peppermint Grove and Mosman Park.

Key details are listed below.

Location of Meetings:	Local Governments in the Central Metropolitan Zone on a rotation basis
Time of Meetings:	6:00pm
Meeting Occurrence:	Bi-monthly (or six weekly)
Day of Meetings:	Thursday
No. of Meetings still to be held in in 2022:	5 meetings
Responsible Liaison Officer:	Chief Executive Officer
Purpose of Appointment:	To represent the City on the Western Australian Local Government Association – Central Metropolitan Zone
Other Membership:	Representatives from Central Metropolitan Zone Councils
	Chief Executive Officer (non-voting)
Previous Council Members	Members: Cr loppolo and Cr Wallace
Member Sitting Fees:	Nil.

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

WALGA's constitution outlines the role of the Zones and state Council.

RISK MANAGEMENT IMPLICATIONS:

Low: Appointing delegates to the Zone allows the City of Vincent to participate in decision making at the regional and state level.

8.2 REPORT AND MINUTES OF THE AUDIT COMMITTEE MEETING HELD ON 29 JUNE 2023

Attachments: 1. Audit Committee Minutes 29 June 2023 🗓 🔀

2. Audit Log Attachments - Confidential

RECOMMENDATION:

That Council:

- 1. RECEIVES the minutes of the Audit Committee Meeting of 29 June 2023, as at Attachment 1; and
- 2. ENDORSES the remaining recommendations contained within the Audit Committee minutes of 29 June 2023.

PURPOSE OF REPORT:

To report to Council the proceedings of the Audit Committee at its meeting held on 29 June 2023 in accordance with clause 2.21(1) of the City's Meeting Procedures Local Law 2008.

BACKGROUND:

The City's Audit Committee is a statutory committee of Council, established in accordance with Section 7.1A of the *Local Government Act 1995*. The role of the Audit Committee is to provide independent advice and assurance to Council over the City's risk management, internal controls, legislative compliance and financial management.

The Audit Committee meets approximately every two months and comprises of up to three external independent members (one of which is the Audit Committee Chair) and four Elected Members.

DETAILS:

The meeting agenda was managed by the Chairperson to accommodate external presenters in attendance and staff.

It was suggested that in future we do not schedule a meeting at the end of June due to this being the end of financial year and some members are unable to attend. Meeting should be scheduled in July instead.

6.1 Internal Audit Report – Update Year One

Representatives from Paxton attended to discuss the results of the Internal Audit. The Committee requested that the wording in the audit report be changed from Management Comment to Action Plan, and be updated to include with details of how the issues will be remedied, specifying accountable officers and timeframes. Actions to be included in the Audit Log.

Two amendments were proposed:

- 1. Requested that the current strategic project portfolio be assessed against each of the findings in these reports and commentary be provided to the Audit Committee as to how findings are being addressed in each individual project.
- 2. Defer consideration of remaining year 2 audit programs to December 2023.

6.2 Interim Financial Audit Results for the year ending 30 June 2023

Discussion took place around the interim financial audit results.

6.3 Review of the City's Corporate Risk Register

Discussion took place around the Risk Register and Mr Araj suggested improvements to how risk information is presented to the Committee and would provide a template to the Chief Audit Executive for consideration.

6.4 Fraud and Corruption Prevention Plan - Annual Review

Discussion took place around the Fraud and Corruption Prevention Plan and an amendment was proposed that Administration provides quarterly updates on the Fraud Management Plan 2023 – Action Log.

6.5 Audit Committee – Forward Agenda 2023

Discussion took place around the forward agenda, and the Committee requested feedback from all audit reports, as well as project management reporting, and an internal audit draft charter be presented to the August 2023 Audit Committee meeting.

It was also suggested that all the Internal Audit Activities on the forward agenda for 10 August 2023 should be deferred to the last meeting of 2023.

6.6 Review of the City's Audit Log

Discussion took place on the Audit Log and the Executive Manager Human Resources confirmed that there is a credible pathway for closure of the Manual Timesheet item on the Audit Log.

7. General Business

A response to the question on the budget opening surplus variance asked at the May 2023 meeting was included.

The Audit Committee requested that the CEO provide an update on the Organisation Structure in relation to the responsibilities of each directorate.

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

Clause 2.21 of the City's Meeting Procedures Local Law 2008 states that the reports and minutes of a Committee meeting are to be provided to Council.

The Audit Committee Terms of Reference govern the functions, powers and membership of the Audit Committee.

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to consider the report and minutes of the Audit Committee meeting on 29 June 2023.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

Innovative and Accountable

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

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:

Nil

COMMENTS:



MINUTES

Audit Committee

29 June 2023

29 JUNE 2023

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29 JUNE 2023

MINUTES OF CITY OF VINCENT AUDIT COMMITTEE HELD AS E-MEETING AND ADMINISTRATION AND CIVIC CENTRE 244 VINCENT STREET, LEEDERVILLE ON THURSDAY, 29 JUNE 2023 AT 4.00PM

PRESENT:	Mr Conley Manifis Cr Ashley Wallace Cr Susan Gontaszewski Mr Olaf Goy Mr George Araj	Independent External Member (Chair) South Ward South Ward Independent External Member Independent External Member
IN ATTENDANCE:	Peter Varris	Executive Director Infrastructure & Environment
	Rhys Taylor	Chief Financial Officer (Left at 5.40pm after Item 6.2)
	Peter Ferguson	Executive Manager Information & Communication Technology (left at 5.22pm after Item 6.6)
	Main Bhuiyan	Financial Controller (electronically) Left at 5.40pm after Item 6.2)
	Nathan Stokes	Executive Manager Human Resources Left at 5.30pm after Item 6.6)
	Jeremy Chalmers	Coordinator Procurement & Contracts (Left at 5.19pm after Item 6.1)
	Joslin Colli	Chief Audit Executive
	Wendy Barnard	Council Liaison Officer
	Cameron Palassis	Paxton – Internal Auditor (electronically) (Joined at 4.20pm, Item 6.1 only)

1 IN CAMERA SESSION

At 4:01pm the Presiding Member, Conley Manifis, ruled that the in camera session comprising Committee Members and the Chief Audit Executive would be held first.

All officers (with the exception of the Chief Audit Executive) left the meeting.

At 4.19pm the meeting was reopened and the other attendees joined the meeting.

2 INTRODUCTION AND WELCOME

The Presiding Member, Conley Manifis, declared the meeting open at 4.20pm 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, present and emerging".

3 APOLOGIES / MEMBERS ON APPROVED LEAVE OF ABSENCE

Cr loppolo was an apology for this meeting. Cr Alexander was an apology for this meeting.

NOTE: The Presiding Member suggested that in future the meeting is held in July, as June is end of financial year and some members are unable to attend.

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4 DECLARATIONS OF INTEREST

Conley Manifis declared an impartiality interest. The extent of his interest is that his company is contracted by the Office of the Auditor General to complete external audits.

5 CONFIRMATION OF MINUTES

COMMITTEE DECISION

Moved: Mr Goy, Seconded: Cr Gontaszewski

That the minutes of the Audit Committee held on 4 May 2023 be confirmed.

CARRIED (5-0)

29 JUNE 2023

For: Mr Manifis, Cr Wallace, Cr Gontaszewski, Mr Goy and Mr Araj

Against: Nil

(Cr Alexander was an apology for the Meeting.)

(Cr loppolo was an apology for the Meeting.)

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29 JUNE 2023

6 BUSINESS ARISING

6.1 INTERNAL AUDIT REPORT UPDATE YEAR ONE

- Attachments: 1. Beatty Park Project Audit Report Confidential
 - 2. Procurement and Contract Management Audit Report Confidential
 - 3. Internal Audit Program 2022/23-2024/25 (marked up) Confidential
 - 4. Internal Audit Implementation Timetable Y2 & Y3 (revised) Confidential

RECOMMENDATION:

That the Audit Committee recommends to Council that it:

- 1. RECEIVES the Beatty Park Project Audit Report at Attachment 1, and Procurement and Contract Management Audit Report at Attachment 2;
- 2. ENDORSE the management comments provided by Administration which are included in the Audit Reports at Attachment 1 and 2;
- 3. NOTES that:
 - 3.1 the findings and any actions arising from the internal audits will be included in the City's audit log until such time as they are completed; and
 - 3.2 any new or emerging corporate risks, identified as a result of the internal audit findings, will be documented, assessed and managed through the City's Risk Management Framework; and
- 4. DEFERS consideration of remaining Year 2 and Year 3 audit programs, at Attachments 3 and 4. until the scope of audits for Regulation 17 review have been determined.

Moved: Cr Gontaszewski, Seconded: Mr Araj

That the recommendation be adopted.

The Presiding Member invited Internal Auditor Cameron Palassis of Paxton to address the Committee in respect to the Internal Audit findings and adquacy of Management comment and response.

Mr Palassis provided an overview of the Audits and responded to questions from the Committee.

Mr Palassis of Paxton left the meeting at 4.31pm and did not return.

NOTE: Mr Araj requested that the wording in the audit report be changed from Management Comment to Action Plan, and be updated to include details of how the issues will be remedied, specifying accountable officers and timeframes. Actions to be included in the Audit Log.

The Presiding Member invited the Executive Director Infrastructure and Environment Mr Varris to provide an overview of Management's response to the Internal Audits and progress to date in maturity development.

Mr Varris provided an overview of progress and improvements undertaken and planned in project management, procurement and contract management.

29 JUNE 2023

AMENDMENT 1

Moved: Cr Gontaszewski, Seconded: Mr Araj

That an additional recommendation be included as follows:

 REQUESTS that the current strategic project portfolio be assessed against each of the findings in these reports and commentary be provided to the Audit Committee as to how findings are being addressed in each individual project.

AMENDMENT CARRIED (5-0)

For: Mr Manifis, Cr Wallace, Cr Gontaszewski, Mr Goy and Mr Araj

Against: Nil

(Cr Alexander was an apology for the Meeting.)

(Cr loppolo was an apology for the Meeting.)

AMENDMENT 2

Moved: Cr Gontaszewski, Seconded: Cr Wallace

That point 4 of the recommendation be amended as follows:

4. DEFERS consideration of remaining Year 2 until December 2023 and DEFERS Year 3 audit programs, at Attachments 3 and 4.

AMENDMENT CARRIED (5-0)

For: Mr Manifis, Cr Wallace, Cr Gontaszewski, Mr Goy and Mr Araj

Against: Nil

(Cr Alexander was an apology for the Meeting.)

(Cr loppolo was an apology for the Meeting.)

29 JUNE 2023

COMMITTEE DECISION ITEM 6.1

That the Audit Committee recommends to Council that it:

- 1. RECEIVES the Beatty Park Project Audit Report at Attachment 1, and Procurement and Contract Management Audit Report at Attachment 2;
- 2. ENDORSE the management comments provided by Administration which are included in the Audit Reports at Attachment 1 and 2;
- 3. NOTES that:
 - 3.1 the findings and any actions arising from the internal audits will be included in the City's audit log until such time as they are completed; and
 - 3.2 any new or emerging corporate risks, identified as a result of the internal audit findings, will be documented, assessed and managed through the City's Risk Management Framework; and
- 4. DEFERS consideration of remaining Year 2 until December 2023 and DEFERS Year 3 audit programs, at Attachments 3 and 4.
- REQUESTS that the current strategic project portfolio be assessed against each of the findings in these reports and commentary be provided to the Audit Committee as to how findings are being addressed in each individual project.

CARRIED (5-0)

For: Mr Manifis, Cr Wallace, Cr Gontaszewski, Mr Goy and Mr Araj

Against: Nil

- (Cr Alexander was an apology for the Meeting.)
- (Cr loppolo was an apology for the Meeting.)
- **NOTE:** Cr Gontaszewski requested that if the CEO is unable to attend these meetings in future he arranges for the acting CEO to attend in his place or seek to rearrange the meeting date.
- **NOTE:** Request Paxon review Item 5.3 on page 11 of the report: A report of purchase orders entered after the invoice date for the period 01/07/2021 to 30/06/2022 identified, to clarify if it refers to total Purchase Orders for the period or is it actually specifically PO raised after the invoice.

Coordinator Procurement and Contracts left the meeting at 5.18 and did not return.

6.6 REVIEW OF THE CITY'S AUDIT LOG

Attachments: 1. Audit Log as at 19 June 2023

2. Audit Log as at 19 June 2023 - Confidential

RECOMMENDATION:

That the Audit Committee recommends to Council that it:

- 1. NOTES the status of the City's Audit Log at Attachment 1; and
- 2. APPROVES proposed completion dates as specified at Attachment 1.

COMMITTEE DECISION ITEM 6.6

Moved: Mr Araj, Seconded: Cr Wallace

That the recommendation be adopted.

CARRIED (5-0)

For: Mr Manifis, Cr Wallace, Cr Gontaszewski, Mr Goy and Mr Araj

Against: Nil

(Cr Alexander was an apology for the Meeting.)

(Cr loppolo was an apology for the Meeting.)

Executive Manager Information Technology and Communications left at 5.22pm and did not return.

NOTE: Executive Manager Human Resources confirmed that there is a credible pathway for closure of the Manual Timesheet item on the Audit Log.

Executive Manager Human Resources left the meeting at 5.30pm and did not return.

Contents Stanton Reg 5 & 17 Review2 EA:2020/12 (8) Manual Timesheet3 Office of the Auditor Financial Audit for 2021/22 4 EA: 2022/12 (1) Fair value of Infrastructure Assets – Frequency of Valuations..... ...4 EA: 2022/12 (8) Corporate Executive – Terms Of Reference Review5 ITEMS OUTSTANDING FROM PRIOR AUDITS 7 EA: 2022/12 (13) Vulnerability Management..... ...7 EA: 2022/12 (14) Classification Of Information9 EA: 2022/12 (15) Finance And Payroll System Event Monitoring......10 EA: 2022/12 (20) Data Centre Management12 EA: 2022/01 Rates Receivable Reconciliations ...13 EA: 2022/02 Bank Reconciliations14

Summary of open Confidential items (D21/61059)

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Item 6.6- Attachment 1

29 JUNE 2023





AL	JDIT LOG				ALCON.
Audi	t Details	Action	Approved Completion Date	Status	
Stant	ton Reg 5 & 17 Review				

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Item 6.6- Attachment 1

29 JUNE 2023



Proposed Completion Date

FA:2020/12 (8) Manual Timesheet

Stanton Reg 5 & 17 Review – Manual Timesheet

Finding

The City uses manual timesheets, predominately for those employees who work in the depot and recreational leisure centre.

Recommendation

The use of manual timesheets should be eliminated, it is worth noting that the City has already noted this as a finding within their own audit log.

Recommendation

Risk Rating (prior to controls) Moderate

Risk Rating (with current controls)

Responsible Officer:

Executive Manager Human Resources and Executive Manager Information and Communication Technology

Management Comment

The City requires a robust online time-sheeting system which is fit for purpose of a casual workforce (i.e. Beatty Park) that is flexible, easy to use and aligned to the relevant cost centres and employment.

Administration has determined that Civica's online time-sheeting module will be suitable for the City. The module however can only be implemented once work orders are activated as part of the Chart of Accounts project scheduled for completion in July 2021. Online time-sheeting will have a mobile option as well. The scoping of this project will be requested to commence in March next year with implementation in December 2021.

December 2021

Partially completed: Beatty Park are now partially using mobile March 2022 application for rostering and time-sheeting. Further rollout subject to Beatty Park change management resourcing.

In progress: for Depot staff with mobile application AND job costing requirements for time-sheeting, two solutions are being reviewed:

- 1. The City will help Civica test their new mobile timesheeting (currently in development) in early 2022.
- 2. A CRM-based approach where jobs are electronically work-flowed to staff who can then update and complete the job using a mobile application.

March 2022

No further progress. Resources have not been available to progress the Beatty Park roll-out; Civica have not completed their new mobile time-sheet. CRM project in early phases.

May 2022 No update.

July 2022

Ongoing HR team challenges have impacted attempts to resource this initiative. The HR/IT plan is now to:

- 1. Prepare a change management plan in November & December
- 2. Implement in January & February 2023

November 2022

In line with WA Government announcement (1st November 2022) that all WA Local Governments will transition to the February 2023 State IR Legislation effective 1st January 2023, the City is now procuring a timesheet solution to meet legislative requirements. An electronic system will initially be rolled out to administrative staff, followed by transition of other teams using manual timesheets (Rangers, Depot field staff, Beatty Park). The City is aiming for go-live in January 2023.

February 2023

Go-live delayed while extensive testing continues to ensure smooth rollout to staff and future application to field-based staff. January 2023 Final technical changes being made for late February 2023 release.

April 2023

Timesheet functionality considered too basic for effective golive. Additional functionality requires Payroll integration works to ensure workflow approvals, flexi leave management and job costing details for field staff. HR progressing this work.

June 2023 - Payroll & Timesheet project key dates established

- 9th October testing (2 pay cycles end-to-end)
- 1st November "go / no go" meeting based on testing results
- 6th November go live
- 21st November first pay-run
- Timing risks: OAG finance/payroll audit; key payroll staff availability (eg: unexpected health issue)

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Item 6.6- Attachment 1

29 JUNE 2023



Estimated August 2022

February 2023

August 2023

November 2023

Audit Details

Action

Approved Completion Date Status

June 2023

Office of the Auditor Financial Audit for 2021/22

EA: 2022/12 (1) Fair value of Infrastructure Assets – Frequency of Valuations

Office of the Auditor Financial Audit for 2021/22

Finding

The City has performed an assessment to determine whether its infrastructure assets represent fair value.

Management performed a high-level desktop assessment of its infrastructure assets as a whole and not across each sub-category of the infrastructure asset class. This assessment relied on the City's internal assessment by management of the current market conditions. This review indicated there were no significant movement or impact on its infrastructure assets relevant to 30 June 2022.

Rating: Significant

Implication

Without a robust assessment of fair value of the City's Infrastructure Assets there is a risk that the fair value of infrastructure assets may not have been assessed adequately and in compliance with AASB 13 Fair Value Measurement, as well as Regulation 17A(4)(b) of the Local Government (Financial Management) Regulations 1996 (the Regulations).

Recommendation

The City should consider implementing as part of the preparation of financial statements a formal robust process to determine whether indicators exist annually, that would trigger a requirement to perform a formal revaluation of Infrastructure Assets. Where indicators exist a robust fair value assessment should be performed capturing the requirements of AASB 13 Fair Value Movements. This process is to ensure that the LG Entity's infrastructure assets are recorded at fair value in compliance with AASB 13 Fair Value Measurement and the Regulations.

This may entail obtaining relevant input from an independent valuer as to whether or not they consider there are any prevailing market factors which may indicate that the fair value of relevant assets are likely to have been impacted to any significant / material extent from the prior year. Where a fair value assessment has been performed internally the LG entity may consider having this assessment peer reviewed by an independent valuer to obtain assurance over the valuation methodology applied, inputs and the reasonableness of the valuation model applied.

Management Comment

Management performed a high-level review of the infrastructure asset carrying values as at 30 June 2022 to assess if these values were materially correct.

The City did not conduct an external valuation of these assets during 2021-22 as in line with Regulation 17A(4)(b) of the Local Government (Financial Management) Regulations 1996, the 5-year detailed external valuation of infrastructure assets has been budgeted and due to be conducted in 2022-23. After the detail valuation has been performed in 2022-23, the City will be able to conduct more robust internal assessments moving forward.

Management notes the OAG's recommendation but does not agree with the rating of this finding as if no internal assessment of carrying values were performed, the rating would still be the same.

Item 6.6- Attachment 1

29 JUNE 2023



Proposed Completion Date

June 2023

July 2023

Audit Details

EA: 2022/12 (8) Corporate Executive – Terms Of Reference Review Office of the Auditor Information Systems Audit for 2021/22

Finding

We found that Terms of Reference for Corporate Executive that provides direction and oversight of City's ICT has not been reviewed since November 2019.

tina: A

Implication

Without an appropriately approved and up-to-date terms of reference, there is an increased risk that IT resources (e.g., finance, systems and people) will not be aligned to the business strategy and priorities.

Recommendation

The City should review and update terms of reference to ensure direction and oversight of ICT is adequate.

Action	Approved Completion Date	Status		
Management Comment: The City accepts this finding. • The Terms of Reference will be reviewed and updated in light of the City's current use of ICT.	February 2023	Completed May 2023 EMC adopted amended Terms of Reference 18 May 2023.		

29 JUNE 2023





Completed May 2023

AUDIT LOG			
Audit Details	Action	Approved Completion Date	Status
EA: 2022/12 (9) Remote Access Controls Office of the Auditor General Information Systems Audit for 2021/22 This has been added to the confidential register.		April 2023	

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Item 6.6- Attachment 1

29 JUNE 2023



Proposed Completion Date

Audit Details	Action	Approved Completion Date	Status
ITEMS OUTSTANDING FROM PRIOR AUDITS			
 EA: 2022/12 (13) Vulnerability Management Office of the Auditor General Information Systems Audit for 2021/22 Update 2022 We reviewed vulnerability scans conducted by the City in July 2022 and found that of 158 devices discovered, 157 scans were performed without credential check, as a result not all vulnerabilities would be identified. We also performed vulnerability scans and identified: 17 critical and 38 high severity vulnerabilities in total across 15 servers. 12 unique vulnerabilities have exploits available and patches released before 2018. 7 critical and 11 high severity vulnerabilities in total across 3 sampled 	 Management Comment: The City accepts this finding, noting that it has made considerable effort to mature its processes in this space, however improvements still need to be made. The OAG finding includes servers that will soon be decommissioned. Quarterly vulnerability scans have been run since the previous OAG audit. Remediation actions have been prioritised accordingly. The process continues. A Group Policy change will be made to help improve the coverage of scans. An internal constraint test has been 	May 2023	On track. April 2023 • On track. Internal penetration testing being completed May 2023. June 2023 • Internal penetration test completed, issues analysed, remediations actioned
workstations. 9 unique vulnerabilities have patches released before 2018.	 An internal penetration test has been scheduled for early 2023. 		

These vulnerabilities are mostly due to unsupported versions and missing software updates for third-party product (Adobe, Java, Oracle).

In addition, the City has not yet performed a penetration test, however, it is in the process to schedule this test.

Furthermore, the City currently has 5 servers and 16 workstations with unsupported operating systems on the network. These include Windows Server 2003, Windows Server 2008 R2 Standard, Windows 10 Enterprise and Windows 10 Pro.

We acknowledge that the City is conducting quarterly vulnerability scans and are working on resolving the configuration to enable effective identification of vulnerabilities. The City is still in the process of decommissioning Windows Server 2003 and 2008 servers.

Finding 2021

The finding remains open as scans conducted as part of the audit identified:

 Unique 16 critical severity vulnerabilities which totals 48 across 15 servers
 Unique 56 high severity vulnerabilities which totals 152 across 15 servers
 These vulnerabilities relate to unsupported windows operating systems and vendor related vulnerabilities (i.e., Windows Server 2008, Oracle Java, Microsoft SQL Server).

We acknowledge that the City has implemented vulnerability management process and are regularly conducting internal and external vulnerability assessments. We reviewed the internal vulnerability assessments completed in June 2021 and September 2021 and found that the majority of the workstations failed the scans due to misconfiguration, therefore not all vulnerabilities were detected.

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29 JUNE 2023



Proposed Completion Date

May 2023

Completed

result to ensure their effectiveness.

Audit Details	Action	Approved Completion Date	Status
Rating: Moderate (2021: Moderate)			
Implication Without having effective procedures for identifying, as potential vulnerabilities within a timely manner, the sys not be adequately protected against potential threats. operating systems effectively and timely also exposes threats. These vulnerabilities could be exploited and m unauthorised access to sensitive data or the loss of sy	stem and/or data may Failure to patch the City to similar hay result in		
Recommendation The City should continue to enhance its vulnerability m and ensure software updates (patches) to fix known vu operating system updates, are evaluated, tested and v applied to systems within a timely manner.	ulnerabilities, and		
The City should increase the frequency of their vulnera their patching cycle, and errors reported in the scan sh			

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Item 6.6- Attachment 1

29 JUNE 2023



Proposed Completion Date

Audit Details

EA: 2022/12 (14) Classification Of Information Office of the Auditor General Information Systems Audit for 2021/22

Update 2022

The finding remains open as the City has recently conducted an independent review of their information classification requirements and development of an information management system is in early stages.

Finding 2020

We found that the City does not classify and secure information in terms of legal requirements, value, criticality and sensitivity of the information. A classification policy and guidelines are not in place to label and protect information based on its sensitivity.

Rating: Moderate (2021: Moderate)

Implication

Without protecting its information in line with its sensitivity, there is an increased risk that information will be misused. This could result in unauthorised access or disclosure of the City's information.

Additionally, there is a risk that inappropriate levels of security will be applied to protect information that does not require it. This may result in wasted resources and increased costs.

Recommendation

The City should continue to develop its information classification process to identify and assess the sensitivity and value of its information assets.

	Action	Approved Completion Date	Status	Prop Date
or 2021/22	Management Comment: The City accepts this finding. • An independent review of the City's record- keeping and information classification requirements has been completed. A project to	June 2023	On track, currently being piloted by IT team. Classification in line with Federal standard and as being referenced by WA Government Information Classification Policy:	June
elopment of an	design and implement a solution that meets the modern needs of staff while also addressing these issues will commence in December 2023		Unofficial Official Official Official – Sensitive	
in terms of			April 2023	

 On track. Pilot extended to Directors and Managers for awareness pre-rollout to all staff.

June 2023

 Completed ful roll-out to staff in line with Information Classification Policy.

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29 JUNE 2023



Proposed Completion Date June 2023

Completed

Audit Details

EA: 2022/12 (15) Finance And Payroll System Event Monitoring Office of the Auditor General Information Systems Audit for 2021/22

Update 2022

This finding remains open as there is no process in place to manage the logging and monitoring of application.

Finding 2020

We found that there are no formalised requirements for pro-active or regular review of event logs generated by key business application to identify unauthorised access or malicious activity.

Rating: Moderate (2021: Moderate)

Implication

Without effective pro-active monitoring of high-risk events, such as administration actions, there is an increased risk that any potential problems, trends, or ongoing attempts to compromise systems or data will not be detected.

Recommendation

The City should continue to work towards an appropriate application event logging and monitoring process and capacity to report on inactivity and account creation dates.

Management Comment:

- The City accepts this finding. New logging and monitoring processes will target:
 - Requestor/Approver separation for 0
 - financial changes
 - 0 Change of bank details
 - Unusual hours of activity 0
 - Unusual locations
 - o Failed logins
 - 0
 - Priv access activities non-IT (CFO, HR) person to review

Approved Completion Status

Date

February 2023

Behind schedule. Vendor consultant still being scheduled for support.

April 2023

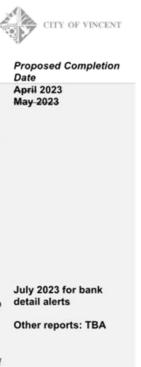
 Still delayed by vendor consulting services. Expected to be completed May 2023.

June 2023

- Vendor's response 13/6/23: "We are unable to assist on custom reports as all our resources are fully scheduled. This request has been taken to the management team to decide on how best to resolve custom reports going forward."
- The City has commenced some work on basic database queries to detail alerts provide alerts to changes in staff and suppliers profiles that include bank details. Other desired reports are being investigated but may not be possible due to lack of data or lack of understanding of the software database.

Item 6.6- Attachment 1

29 JUNE 2023



Audit Details

EA:	2022/12	(17) Busines	s Continuity	Plan – 1	Festing	
Offi	ce of the	Auditor Gen	eral Informa	ation Sy	stems L	udit for 2021/22

Update 2022

This finding remains open, as the business continuity plan has not been tested during the audit period. Additionally, the business continuity plan does not have any approval details.

Finding 2020

We found that appropriate tests of the business continuity plan (BCP) have not been undertaken. Due to the lack of testing, the effectiveness of the plans and the City's ability to execute them is unknown.

Rating: Moderate (2021: Moderate)

Implication

Without appropriate testing of the BCP there is an increased risk that key business functions and processes may not operate as expected during a major incident. In addition, the key business functions may not be appropriately recover following a major incident. This is likely to impact business operations and the delivery of key services.

Recommendation

The City should create a business continuity test schedule to ensure appropriate tests are regularly conducted to verify the effectiveness of the BCP. These tests should also verify that key staff are familiar with the plans and their specific roles and responsibilities in a disaster situation. The results of these tests should be recorded, and the relevant actions taken to improve the plan where necessary.

	Action	Approved Completion Date	Status
d	 Management Comment: The City accepts this finding. The City notes that its technical capability to recover data or operate from a failover/recovery site is operational. The City will review its BCP and workshop some scenarios for testing. Two "playbooks" with Executive tabletop sessions have now been commissioned: Data breach 	March 2023	 BC failover site testing in February has identified several technical improvements to be made. Scenarios and Playbooks delayed. April 2023 Back on track. BC failover site successfully
d	 Ransomware 		tested March 2023

May 2023 Corpex meeting: scenario revew of two ACSC (Australian Cyber Security Centre) 'Exercise in a Box': *Responding to a*

- ransomware attack ○ Insider Threat
- resulting in a Data Breach

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29 JUNE 2023



Proposed Completion Date May 2023

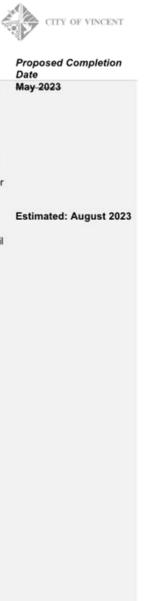
Completed

			75
Action	Approved Completion Date	Status	Prop Date
 Management Comment: The City accepts this finding. The City's current building security access system does not provide the functionality necessary to meet all recommendations. A new solution has been procured and is currently being implemented as a cross-team project with Rangers. 	March 2023	In progress, however contractor-led project not expected to complete until May 2023 April 2023 • Back on track. • Security model reviewed and approved with contractors. Cutover estimated late May or early June 2023.	May
		June 2023 City waiting on supplier to complete implementation (RFQ awarded in April 2022).	Estin
l i i i i i i i i i i i i i i i i i i i			
	Management Comment: The City accepts this finding. • The City's current building security access system does not provide the functionality necessary to meet all recommendations. A new solution has been procured and is currently being implemented as a cross-team project with Rangers.	Date Management Comment: March 2023 The City's current building security access system does not provide the functionality necessary to meet all recommendations. A new solution has been procured and is currently being implemented as a cross-team project with Rangers.	Date Management Comment: The City accepts this finding. March 2023 • The City's current building security access system does not provide the functionality necessary to meet all recommendations. A new solution has been procured and is currently being implemented as a cross-team project with Rangers. March 2023 • Security model reviewed and approved with contractors. Cutover estimated late May or early June 2023. Back on track. • Security model reviewed and approved with contractors. • Security model reviewed and approved with contractors. • Utware strength • Utware strength • Utware strength • Utware stre

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· Appropriate environmental controls and alerts are in place.

Item 6.6- Attachment 1



Audit Details	Action	Approved Completion Date	Status	Pi Di
Office of the Auditor General Financial Audit for 2022/23				
 EA: 2022/01 Rates Receivable Reconciliations Office of the Auditor General Financial Audit for 2022/23 Finding From the review of the rates receivables reconciliations for February and March 2023, we found the reconciliations have not been adequately prepared and reviewed, as there was an unexplained variance of \$121,294,53 between the rates module and general ledger for both months. Rating: Moderate 	Management Comment: Management completed the reconciliation in a timely manner with adequate supporting documentation. The variance identified above is a known issue that was raised with CIVICA in January 2023. The City is still waiting for a fix and hopes to have this issue resolved by July 2023. Management is comfortable with the design of the reconciliation as this item as identified as part of the process.			Ju
Implication				

The absence of a robust process over reconciliations on period end balances can result in errors or omissions remaining undetected, leading to misstatements in the financial statements.

Recommendation

Management should review the design of their rates receivable reconciliation process to ensure balances are appropriately reconciled.

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Item 6.6- Attachment 1

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29 JUNE 2023



Proposed Completion
Date

July 2023

Audit Details	Action	Approved Completion Date	Status
 EA: 2022/02 Bank Reconciliations Office of the Auditor General Financial Audit for 2022/23 OUTSTANDING FROM PREVIOUS YEARS Finding From our review of bank account reconciliations for February and March 2023: we found the reconciliations were not adequately prepared and reviewed as they included receipts and payments that were incurred in the bank and recognised in the general ledger in the subsequent month, and therefore were inappropriate to be recognised as reconciling items. in addition, the general ledger balance at February was overstated by \$7,658.79 due to an incorrect journal that was identified by audit. From our review of investment account reconciliations for February and March 2023: we found the March 2023 reconciliation was not adequately prepared and reviewed. It contained a reconciling item of \$70,704.63 that was applicable to the February reconciliations have been raised since 2020-21. Fating: <i>Moderate (2021-22 – Moderate)</i> Implication Inappropriately prepared bank and investment reconciliations increases the risk of errors, omissions or fraud remaining undetected. 	Management Comment: Management has implemented a new balance sheet reconciliations process that was rolled out in February 2023. As part of the bank reconciliation process additional steps were taken to explain items included on the system generated report that related to the next reporting period. This additional information will be removed for future bank reconciliations. Management will continue to improve the process and ensure all reconciling items are identified and reviewed in a timely manner.		
and her of other of a model of the day for the day of the day of the day			

Recommendation

Management should review the design of their bank and investment reconciliation process to ensure balances are appropriately reconciled and properly completed and reviewed.

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29 JUNE 2023



Proposed Completion Date July 2023

29 JUNE 2023

6.2 INTERIM FINANCIAL AUDIT RESULTS FOR THE YEAR ENDING 30 JUNE 2023

Attachments: 1. Interim Management Letter - 30 June 2023 RECOMMENDATION:

That the Audit Committee recommend to Council that it NOTES findings from Office of the Auditor General's Interim Financial Audit Report 2023.

COMMITTEE DECISION ITEM 6.2

Moved: Mr Goy; Seconded: Mr Araj

That the recommendation be adopted.

CARRIED (5-0)

For: Mr Manifis, Cr Wallace, Cr Gontaszewski, Mr Goy and Mr Araj

Against: Nil

(Cr Alexander was an apology for the Meeting.)

(Cr loppolo was an apology for the Meeting.)

At 5.40pm Chief Financial Officer left the meeting and did not return. At 5.40pm Financial Controller left the meeting and did not return.

Item 6.2- Attachment 1

29 JUNE 2023

ATTACHMENT

CITY OF VINCENT

PERIOD OF AUDIT: YEAR ENDED 30 JUNE 2023

FINDINGS IDENTIFIED DURING THE INTERIM AUDIT

INDEX OF FINDINGS		Rating								
	Significant	Moderate	Minor							
Findings identified in the current year										
1. Rates receivable reconciliations		~								
Matters outstanding from prior years										
2. Bank reconciliations		~								

Key to ratings

The Ratings in this management letter are based on the audit team's assessment of risks and concerns with respect to the probability and/or consequence of adverse outcomes if action is not taken. We give consideration to these potential adverse outcomes in the context of both quantitative impact (for example financial loss) and qualitative impact (for example inefficiency, non-compliance, poor service to the public or loss of public confidence).

- Significant Those findings where there is potentially a significant risk to the entity should the finding not be addressed by the entity promptly. A significant rating could indicate the need for a modified audit opinion in the current year, or in a subsequent reporting period if not addressed. However, even if the issue is not likely to impact the audit report, it should be addressed promptly.
- **Moderate** Those findings which are of sufficient concern to warrant action being taken by the entity as soon as practicable.
- Minor Those findings that are not of primary concern but still warrant action being taken.

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Item 6.2- Attachment 1

18 JULY 2023

29 JUNE 2023

ATTACHMENT

CITY OF VINCENT PERIOD OF AUDIT: YEAR ENDED 30 JUNE 2023 FINDINGS IDENTIFIED DURING THE INTERIM AUDIT

1. Rates receivable reconciliations

Finding

Reconciliations are an essential control in managing the accuracy and completeness of the City's accounting records. The purpose of a reconciliation is to monitor the balances and understand the reconciling items.

From our review of the rates receivables reconciliations for February and March 2023, we found the reconciliations have not been adequately prepared and reviewed, as there was an unexplained variance of \$121,294.53 between the rates module and general ledger for both months.

Rating: Moderate

Implication

The absence of a robust process over reconciliations on period end balances can result in errors or omissions remaining undetected, leading to misstatements in the financial statements.

Recommendation

Management should review the design of their rates receivables reconciliation process to ensure balances are appropriately reconciled.

Management comment

Management completed the reconciliation in a timely manner with adequate supporting documentation. The variance identified above is a known issue that was raised with CIVICA in January 2023. The City is still waiting for a fix and hopes to have this issue resolved by June 2023.

Management is comfortable with the design of the reconciliation as this item was identified as part of the process.

Responsible person: Completion date: Financial Controller July 2023

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Item 6.2- Attachment 1

29 JUNE 2023

ATTACHMENT

CITY OF VINCENT PERIOD OF AUDIT: YEAR ENDED 30 JUNE 2023 FINDINGS IDENTIFIED DURING THE INTERIM AUDIT

2. Bank reconciliations

Finding

Bank reconciliations are an essential control in managing the accuracy and completeness of the City's accounting records.

From our review of bank account reconciliations for February and March 2023:

- we found the reconciliations were not adequately prepared and reviewed as they included receipts and payments that were incurred in the bank and recognised in the general ledger in the subsequent month, and therefore were inappropriate to be recognised as reconciling items.
- in addition, the general ledger balance at February was overstated by \$7,658.79 due to an incorrect journal that was identified by audit.

From our review of investment account reconciliations for February and March 2023:

we found the March 2023 reconciliation was not adequately prepared and reviewed. It contained a reconciling item of \$70,704.63 that was applicable to the February reconciliation and therefore was inappropriate to be a reconciling item in March.

Findings relating to bank reconciliations have been raised since 2020-21.

Rating: Moderate (2021-22: Moderate)

Implication

Inappropriately prepared bank and investment reconciliations increases the risk of errors, omissions or fraud remaining undetected.

Recommendation

Management should review the design of their bank and investment reconciliation process to ensure balances are appropriately reconciled and properly completed and reviewed.

Management comment

Management has implemented a new balance sheet reconciliations process that was rolled out in February 2023. As part of the bank reconciliation process additional steps were taken to explain items included on the system generated report that related to the next reporting period. This additional information will be removed for future bank reconciliations.

Management will continue to improve the process and ensure all reconciling items are identified and reviewed in a timely manner.

Responsible person: Completion date: Financial Controller July 2023

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Item 6.2- Attachment 1

6.3 REVIEW OF THE CITY'S CORPORATE RISK REGISTER

Attachments: 1.

- Corporate Risk Register 2023
- Risk Management Procedure
 Risk Appetite and Tolerance Statements

RECOMMENDATION:

That the Audit Committee recommends to Council that it:

- 1. RECEIVES the City's Corporate Risk Register as at Attachment 1; and
- 2. NOTES the status of risk management actions for the high and extreme risks.

COMMITTEE DECISION ITEM 6.3

Moved: Cr Gontaszewski, Seconded: Mr Goy

That the recommendation be adopted.

CARRIED (5-0)

For: Mr Manifis, Cr Wallace, Cr Gontaszewski, Mr Goy and Mr Araj

Against: Nil

(Cr Alexander was an apology for the Meeting.)

(Cr loppolo was an apology for the Meeting.)

NOTE: Mr Araj suggested improvements to how risk information is presented to the Committee and would provide a template to the Chief Audit Executive for consideration.

					c	entrola Rati	ing Table									
	FE	Descriptor Fully Effective	Controls are adoquate, appropriate ar	rd fully effective. Or	reral control er	wironment p	rovides re	Description asonable assurance that the risk is being managed. Control obj	ectives are b	eing met and n	o improvements la	o controla have be	en identified			
	٨	Adequate						ppropriate and effective. Certain controls may require improve						y.		
	1	Inadequate	Numerous specific controls weaknesses or gaps were not	ed. Overall control	environment is	not adequat	te or effect	tive and fails to provide reasonable assurance that risks are being	ng managed	and control obj	ectives are being	met. The control e	mirorment r	seds impro	wemant.	
Manager	sent Policy															
		Risk Identificatio	n		nt of Residual		Combra		RNA due			ent of Post RMA	Risk	Control	Assurances	L.
k Category	Risk Description	Comment	Existing Controls	Consequence Rating	Likelihood Rating	Overall Rating	Rating	Risk Management Action (RMA)	date	Risk Owner	Consequence Rating	Likelihood Rating	Overall Rating	Rating	evalable	Upd
	urement and Contracts			natang	namy	rearing					nanty.	raung	namy			
nce, Proc	urement and Contracts						_									
tract negement	There is a nisk that interpretended contract management in respect to initiation and may result in the CDV is interest on the ingenerated on the contract terms not being field resulting in financial losses to the Cay	are strong. Contract	Contract assistances from and Contract support recording at Contract over 50% Contract support recording at Contract over 50% Updated CO ² contract templates and wave by a legitidem in place, use WKLQA contract templates Regular tasking in content memoryment provided to at last Regular tasking in content memoryment provided to at last Contract memoryment account of places. Contract memoryment account of places Contract memoryment account of places Contract memoryment account of places.	а	2	Medium	A	Diversing an and second to result the and effectiveness of the contract management framework, contract lengthes.	TBA.	Council (report to Audit Committee)	з	2	Medium	٨	Monitoring of contracts register and procurement processes origoing	05/01
	Large number of projects, limited resources and helffective management of projects resulting in francial bases and potentially poor project outcomes for the City		New project management barrowork and project prostikation in place, but in early slage of adaption.	2	з	Medium	1	1. Contraw Implementation of framework - Orgolng 2. Saft Taining on Implementing framework - Company 3. Ensuring firming regording and incountability by staft 4. Orgolng 4. Orgolng interfaces of enabling projects. These and its response on monthly intermality and quarter by located 5. Contraw of quarter by located 5. Contraw of quarter by located 5. Contraw of quarter by located 6. Orgolng of the located 6. Orgolng and quarter by located 7. Contraw of quarter by located 7	Orgaing	Council (report to Audit Committee)	2	3	Medium	٨	Regular reporting to Council and Audit	09/01
bility. Jainability &	Poor financial and management reporting regime leads to instituctive financial management and results in insufficient resources to operate the City effectively		The City has improved its financial and management reporting. There is a batter understanding of function and unfunded projects. Strategies for revenue generation are in pione of planned.	2	2	Law	A	Annual update of LTEP - Orgoing Annual update of LTEP - Orgoing Annual and management reporting and complexities with DCISOS resommand fimmula ration - Cright A Finited Justimetrality stassed as part of the Annual of DVs blastery promise and masterplane. Orgoing	Orgaing	Council (report to Audit Committee)	2	2	Low	٨	Rogular reporting to Council and Audit	02/01
et, sustain	ability and environment management												_			1
dequate est	Indequate asset management, including accountabilities, controls, framwwork, accountability and inadequate systems to record and interrupte data to inform Asset reneveal programs will result in prom mean management automse - financial loss and reputational damage		Course How and/orand the Annet Marsagement and Sustainability Burrays (AMS). Annet Provinsion (Buddings) implementation Plan — AMSS is on texts for obleway: April 2022. Dedicated asset team is being schebibled to guide delaway of the AMSS. Using almostric agatement and its analysisket and plan and and an analysis and a set to consult all plant and plants. Termin and external analysisket almost and plants.	4	4	Hgh		 Develop an asset management strategy. Increase neacces to replement the actions contained in the soort management strategy. Abcate add/Soral Prenetal resource for meneral of assets in the capital works program and operational budget Desemine what asset management strategy is appropriate and implement. 		Council (report to Audit Committee)	4	3	High			09/01/
estos ragement	Indequate framework to manage the mak in respect to satesitors on City overed or managed land, or land adjoiring this, will leave the City vulnerable to staff and community home resulting in finencial loss and reputational damage		LGIS has prepared an aubostos register, and has development an aubastos management framework in accordance with the legal achies received.	3	3	Medium		Finalise and implement the asbestos management transwords, and communicate to statt. Z. Develop actions based on gaps identified in framework.	Ongoing	CEO (report to EMC)	з	3	Medium	٨		09/01
its idenille /	Emerging safety risk associated with Leoder/Vie Oval grandstand - buildings have electrical and structural issues and will require significant capital work in Ature to ensure they remain safe.	This risk has significant financial implications.	Essential maintenance is carried out, budget permitting, Electrical maintenance have harn represent and regular complexes assists beholded. Caradinal have been isopened and is model as shockand, warent, mixer works are scheduled invisions wait block lies to support provisional could muse. Grantational nod regulars inglesement and is waiting engineer cartification on design specifications.	3	з	Medium	A	 Develop an Alexet-Management Strategy to inform scheduls for materiaanson' upgrades required, and prioritiae for assets. Capital work is not undertaken it may be necessary for buildings to be left vicant, which results in a loss of retrail locanse. Any and the schedule and the schedule and the gray - necesting wolf line. Replacement of grandbank model works are being scored. 	Aug-22	CEO (report to EMC)	3	2	Medium	٨		09/01

schoolde for maintanance (ruggadoa roquine), and prioritise for assess that assess. Maintanan of the school material and international pro-houses. 3. Bestyl Park SNIC Option Proyon will startly future use and the SNIC Option Proyon will startly future use and Aging (usado Bastit) Park grandstani, at buildings Park grandstani, Bastit Park grandstani, at buildings Park grandstani, Marke Significani and Alfred Statistics and grandstani, Marke Significani and Alfred Statistics grandstani, Marke Significani and Alfred Statistics Grandstani, Statistics Stat 3 3 3 09/01/2023 upgrade options and costs. 1. Develop an Asset Management Strategy to inform schedule for maintenance / upgrades required, and prioritise Agrig runnel: Emergins staft nr 48 associate 4th UIS instal (LLB Staffacture) granitized and Staffang, a Staffan beldings how electronia and restructure installing installer electronic and restructure installing installing installer electronic and restructure installing instal 2. If capital work is not undertaken it may be necessary for buildings to be left vacant, which nesults in a loss of nertial forcer. 3 з 3 Service delivery Industry Failure to provide public health assumesses waiting to tood unkny at Viewen't foot busiess and against Viewen't foot busiess, and against Viewen't foot busiess, and against Poosel. Proposed tender for 3rd party contractor to undertake routine food safety, public building and lodging house site Jun-23 CEO (report to EMC) 2 з 2 A 25/01/2023 Underground Power Ruserve created. Strong financial processes in place. Greppetent finance and communications to with project manager. A. Strong collaboration with Western Power. respiration Project Board and EMC 2. 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Fraud Risk Managament	identification, mitigation, management and monitoring of fraud, through a fraud risk framework increases the Risk of	has identified following fraud risk areas: 1. Payroll 2. Theft (property / money) s 3. Chodit card use	A non-dividual approach to identification, mitigation, managament and monotaria of Rava le movin judeo and implemented brough the Fordal Managament Roley and Hish. The Hina is notenand ammaling and majorited to the Council Through the Audit Committee Collective strates (programmer for Tanak Amazonas and Anzantabea and Elinea Desian-making (AEDD) have tased independent and Elinea Desian-making (AEDD) have tased independent and Elinea Desian-making (AEDD) have tased independent independent in accounter and to findancian and participation instance processes	З	3	Medium	٨	 Training for haud will term part of the internal and plan, an motion theories will be variated in the processment. Training the straining the processment of the Accountains and Otheral Doctains - making (ACDM) is there are induced and planetance review processment 3. Regular term and accountain the straining the theory are instantic complexity of the straining term of controls of the straining of the straining term of controls of an extended of the straining of the straining term of controls development. Examples of presents that include data analysis. 	⁰ f.subject to IAP schodule 2.June 2023 Songoing 4.March 2023	Council (report to Audil Committee)	З	2	Madium	٨	Audit Log is reported to EMC and Council; random dheeks on transactions, inventory and processes (e.g. HR and payroli)	06/01/2023
management.)	Management and maintanance of City controlled land within the Swan River Foroshore, Aboriginal Heritage Siles and Development Control Areas	Lingent remodal path works at Bonks Resorve undertaken in Feb 2019, no s 18 concert offstandt Cantion laused by DPLH, nay rosult in reputational damage, and if Author non-compliances occur that could adversely impact valationship with DPLH	 'Development/work on land containing an Aboriginal Heritage Rite' and 	3	з	Meckurn	^	Discuss process and requirements with DPLH, DDCA and other relevant government againcline to ensure compliance shead of any works.	ongoing	CEO (report to EMC)	3	3	Modum	٨	Annual review of process.	20/01/2022

Non- compliance with drafting nequirements for local laws	Additional administrative time and costs associated with redrafting of local laws to meet legislative requirements for local laws (Local Government Property Local Law, Parking Local Law and Animal Local Law occurring	Govt Property Local Law 2021 and requested undertakings, resulting in	Department of Local Government's guidelines and WALGA	4	2	Medium	A	 Discuss shalling further with Department, to ansare shalling method loads Standing Committee of majorements. Sees hopp advices should of Gaussiang local lases when necessary. 	ongoing	CEO (report to EMC)	3	2	Medium	A		20/01/2022	
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RISK MANAGEMENT PROCEDURE



Responsible directorate	Office of the CEO.
Responsible team	Corporate Strategy and Governance.
Responsible officer	Executive Manager, Corporate Strategy and Governance.
Affected teams	All Staff.
Legislation / local law requirements	Regulation 17 Local Government (Audit) Regulations 1996.
Relevant delegations	Nil.
Related policy procedures and documents	This document supports the Risk Management Policy by further defining the systems and processes in place to facilitate good practice risk management.

PURPOSE

To set out the framework within which the City of Vincent (**City**) will manage its strategic, operational and project risks.

BACKGROUND

The City has a <u>Risk Management Policy</u> (**Policy**) approved by Council (16 June 2020 Council Meeting). The Policy sets the tone for the City's risk management approach and establishes the risk management responsibilities of Council, the Audit Committee, City employees and contractors and other relevant parties as required.

This Procedure supports the Policy by defining the systems and processes in place to facilitate good practice risk management and the roles and responsibilities of City employees.

PROCEDURE

1. RISK MANAGEMENT APPROACH

The City's approach to risk management determines how the City will go about managing its risks.

The City's risk management approach aligns with the AS31000:2018 Risk Management - Guidelines.

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2. OTHER RISK DOCUMENTS

Corporate Risk Register

The Corporate Risk Register (**Register**) lists the City's 'whole of organisation' strategic, operational and project risks. The risks are assessed without controls (*i.e. inherently*), with controls (*i.e. residually*) and following the proposed risk management actions (*i.e. post-treatment*).

The Register is divided into a list of residually-rated medium, high and extreme risks (which require reporting to the Executive Management Committee, Audit Committee and Council) and residually-rated low and medium risks for each service area. Timeframes and ownership for the implementation of the risk management actions are included.

Risk Appetite and Tolerance Statements

'Risk Appetite' sets out the risk type and levels that the City is looking to pursue to meet and optimise opportunities. 'Risk Tolerance' reflects how much risk the City is able to accept in the pursuit of its strategic, operational and project objectives.

Strategy House Service Area Risk Matrix

Each of the City's service areas has a risk matrix which sets out its strategic (where relevant), operational and project risks which are specifically considered, where appropriate, within the context of the specific Strategy House.

A number of documents and guidelines are also relevant to the City's risk management. These include:

- Business continuity plan (BCP) This document describes how the City will respond to and function in the event of a business interruption event. It is a 'mitigative' control as it seeks to reduce the consequences of risks eventuating.
- ICT disaster recovery plans these plans assist the City to recover from Information and Communication Technology (ICT) interruption events, from a routine, operational incident through to a large-scale ICT event. The plans will ultimately align with the City's BCP and, again, are 'mitigative' controls in seeking to reduce the consequence of a risk eventuating.
- Event risk management plans These are formal plans to mitigate any foreseeable risks that may arise from place activation, and planning and delivering events.
- Procurement risk assessments A systematic, documented assessment of risks associated with all
 significant purchases, as set out in the Procurement Plan. Procurement risk assessments are
 required for procurement of greater than \$50,000, and the level of detail required for the risk
 assessment will vary depending on the significance of the purchase. Note that although the \$50,000
 mandatory threshold has been set by the City, the contract value of a procurement does not define its

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risk to the City so there is discretion – which should be exercised – in contract values below this figure.

3. RISK CATEGORIES

Strategic Risks

Strategic risks relate to the uncertainty of the City achieving its long-term, strategic objectives. They are usually owned and managed by Council and/or the Executive Management Committee. Strategic level risks may include risks associated with achieving the objectives of the Strategic Community Plan, Corporate Business Plan and the Long-Term Financial Plan.

Operational Risks

Operational risks relate to the uncertainty associated with developing or delivering the City's services, functions and other activities. These risks typically have day to day impacts on the organisation or more widely. These risks are owned and managed by the person who has responsibility for the activity, service or function to the level of their delegated authority or capability.

Project Risks

Project risks typically sit underneath operational risks and will be managed in accordance with the City's Project Management Framework and depending on their progress.

4. RISK MANAGEMENT PROCESS

Step 1 - Establishing the scope, context and criteria

Prior to commencing risk management, the context for the activity is clearly specified. This includes defining:

- the purpose of the risk exercise and the expected outcomes;
- the scope, boundaries, assumptions and interrelationships;
- the environment, objective, strategy, activity, process, function, project, product, service or asset under consideration; and
- the risk assessment methodologies or approach.

Once this is determined, the essential personnel who need to be involved in the assessment are identified.

Step 2 - Risk Assessment

A. Risk Identification

The context defined in the previous step is used as the starting point for identifying risks. A practical and effective approach to risk identification is to consider what is critical to the successful achievement of the

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objectives related to that particular context, and what are the potential opportunities or 'roadblocks' arising from areas of uncertainty (*e.g. assumptions, limitations, external factors, etc*). Included in this consideration are any internal or external events or situations which may give rise to a risk, and also any risks identified through internal or third-party audits, assessments and reviews. Typically, risks are worded either with the use of '*critical success factors*' (**CSFs**) or through '*cause-event-consequence*' (**CEC**) statements:

- CSFs When considering an activity, consider what is critical that you get right about the activity (e.g. with City reporting, it may be timeliness and accuracy), and word the risk based on this critical activity (e.g. failure to ensure timely and accurate City reporting);
- 2) CECs Consider the event that you are most concerned about (e.g. timely reporting), the principal potential cause (e.g. Inadequate reporting systems) and the principal potential consequence (e.g. sub-optimal decision making). These can then be constructed into a statement (e.g. Inadequate systems cause untimely reporting leading to suboptimal decision making).

Both ways of phrasing risks are acceptable to the City. Each risk requires a risk owner who is responsible for managing the risk and is accountable for determining if the risk level can be accepted, reviewing the risk, monitoring the controls and risk treatments. High and extreme risks require the risk management action to be approved by Council, via the Audit Committee.

B. Risk analysis and evaluation

For each risk, possible causes of the risk eventuating are identified. Each risk may have one or more causal factors which can either directly or indirectly contribute to it occurring. Identifying the range of causes assists in understanding the risk, identifying the most appropriate controls, evaluating the adequacy of existing controls and designing effective risk treatments. This step also considers the potential consequences of the risk, including knock-on or cascading effects.

Comparing the level of risk with the contents of the risk assessment criteria determines the acceptability of the risk. Risk analysis is undertaken with varying degrees of detail, depending on the risk, the purpose of the analysis, and the information, data and resources available. Analysis is qualitative, semi-quantitative or quantitative, or a combination of these, depending on the circumstances. Such techniques are comprehensively considered in 'ISO 31010: Risk Assessment Techniques', a companion to AS ISO 31000:2018. Risk analysis and evaluation involves identifying and evaluating any existing controls and analysing the risk in terms of consequences and likelihood, taking into account the effectiveness of the controls (*i.e. 'Residual Risk'*). Understanding the following terms is key:

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Controls - Controls are the measures that are currently in place (*i.e. <u>at the time of the risk</u> <u>assessment</u>), that materially reduce the consequences and/or likelihood of the risk. Controls are tangible, auditable and documented. A 'Hierarchy of Control' is applied which ensures the most effective controls are considered first (<i>e.g. eliminate entirely, substitute it, isolate it and engineer it out prior to relying on administrative controls*). At the City, controls are considered to be either 'preventative' (i.e. affecting likelihood), 'mitigative' (i.e. affecting consequence) or both.

- Consequence A risk that eventuates may impact the City to a greater or lesser extent across
 multiple areas. Consequences of the risk can be assessed across the relevant consequence
 categories, which are defined in the risk assessment criteria tables.
- Likelihood This describes how likely it is that a risk will eventuate with the defined consequences.
 Likelihood can be assessed in terms of terms of probability or frequency, depending on what is most appropriate for the risk under consideration. When you are rating the likelihood of residual risk, ask "How likely is it for this risk to occur, given the existing controls, to the level of consequence identified?"
- Level of Risk The Level of Risk (LoR), or Risk Rating, is calculated by multiplying the consequence and likelihood ratings. For any risk, there may be a number of different consequence/ likelihood scenarios. Within each category there may be multiple scenarios ranging from 'minor but likely' to 'catastrophic but rare'. The City expects the most realistic worst-case scenario to be rated. In some instances, it may be appropriate to rate the same consequence category more than once. Where there are multiple ratings for a risk, the highest combination of consequence/likelihood is taken as the LoR. The LoR is then compared to the defined risk criteria to assist the risk owner in determining whether a risk requires further treatment. The City captures three different 'Levels of Risk' Inherent risk (*i.e. before controls are applied*), Residual risk (*i.e. after controls are applied*) and 'Post-treatment' (*i.e. a prospective level of risk considering further treatments*).

Step 3 - Risk Treatment

Once a risk has been analysed and evaluated, the risk owner makes an informed decision to do one of the following:

- Accept the risk the opportunity outweighs the risk, the existing controls meet the criteria specified in the Risk Assessment Criteria and the risk is within the defined tolerance and appetite of the City;
- Avoid the risk do not carry on with the activity that is associated with the risk;
- Treat the risk reduce the consequence, likelihood or both and/or improve the controls rating by strengthening existing controls or developing new controls so that the risk can be accepted. The treatment selection and implementation will typically be based on financial, technical and operational

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 viability <u>and</u> alignment to the City's values and objectives. Note: It is expected that any risks associated with health and safety are managed to a level which the City considers to be "as low as reasonably practicable" (ALARP).

Risk-based decisions are made in line with the criteria outlined in the risk assessment criteria tables.

<u>Communication and consultation</u> with external and internal stakeholders/interested parties is an essential and valuable part of the risk management process at the City. A collaborative approach is preferred as it provides the opportunity for different perspectives and expertise. The City has an expectation this will occur throughout the steps 1 to 3 documented. Communication and consultation should include, amongst others, staff of the City, Councillors, contractors, rate payers and residents. Some of this consultation and communication will be formalised through workshops and training and some – for example with ratepayers and residents – may be less formal. Risk management training will be provided to staff, commencing at induction. In addition, regular risk management awareness information will be communicated via the Vintranet.

Monitoring and Review and Recording & Reporting are considered integral parts of the planning, management and oversight activities of the City to ensure contemporary, relevant and evidential risk management. The Corporate Risk Register is updated as risks are identified and is reported to the Executive Management Committee monthly, and to the Audit Committee quarterly or more frequently as required.

Ad-hoc review of risks may also occur where:

- There is a change to the risk environment, for example, changes to legislation or to the SCP or the CBP;
- An internal audit or other review highlights a new or changed risk;
- A material risk treatment is implemented or a key control is considered no longer effective or adequate;
- Major changes are made to the organisation including change of key personnel; or
- The complaints or learnings in relation to processes indicate a new or changed risk to the City.

5. RISK MANAGEMENT CULTURE

A risk aware culture is essential to good risk management. The Policy and this Procedure will be communicated across the organisation and embedded into practices and processes rather than be viewed or practiced as a separate activity.

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RISK MANAGEMENT PROCEDURE

CITY OF VINCENT

It's important that all staff support and encourage a positive risk management culture by:

- playing an active part, and not simply mandating production of reports;
- empowering employees to manage risks effectively;
- acknowledging, rewarding and publicising good risk management;
- having processes that promote learning from errors, rather than punishing;
- encouraging discussion and analysis of unexpected outcomes, both positive and negative; and
- not over-responding to problems by introducing restrictive, complicated or one-size-fits-all controls.

Council and the EMC have a key role in promoting risk by setting the tone from the top and in allocating sufficient resources for risk management activities.

6. RISK MANAGEMENT RESPONSIBILITIES

The City's Audit Committee is responsible for:

- Facilitating effective management of the City's risks through regular review and challenge of the City's Corporate Risk Register, and reporting the high and extreme risks to Council for approval of the proposed risk treatment.
- Considering the CEO's performance indicators in relation to the effectiveness of risk management and providing advice to Council on performance in this area.
- On an annual basis, providing a report to Council on the effectiveness of the City's risk management.

The Executive Management Committee is responsible for:

- On a monthly basis, reviewing and updating the Corporate Risk Register and confirming that risks are
 appropriately captured, rated and managed (or identifying exceptions where they exist).
- Presenting the Corporate Risk Register, including the proposed risk treatments for high and extreme risks, to the Audit Committee on a quarterly basis, or more frequently if required.
- Ensuring all staff are aware of their risk management responsibilities.

Each Executive Director is responsible for:

- Reviewing risks for their directorate to ensure risks are appropriately managed and included in the Corporate Risk Register as appropriate (medium, high and extreme risks to be included in Corporate Risk register).
- Approving the risk treatments for medium level risks.

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Each Manager is responsible for:

- Approving the risk treatment for low level risks.
- Providing updates on new and emerging risks (medium, high and extreme) and control effectiveness to the Governance team so they can be included in the Corporate Risk Register.
- Ensuring their Strategy House Risk Register is contemporary and comprehensive.
- Alerting the relevant Executive Director of changes to the risk environment including changes to control adequacy and effectiveness or increases or decreases to ratings of likelihood and consequence.

The Corporate Strategy and Governance team is responsible for:

- Ensuring the City's Corporate Risk Register is reviewed monthly and presenting it to the Executive Management Committee.
- Presenting the Corporate Risk Register to the Audit Committee.
- Reviewing the Policy and Procedure annually to ensure they remain relevant and reflect the City's risk management approach.
- Organising annual training for all staff on risk management and communicating the Policy and Procedure to relevant staff.

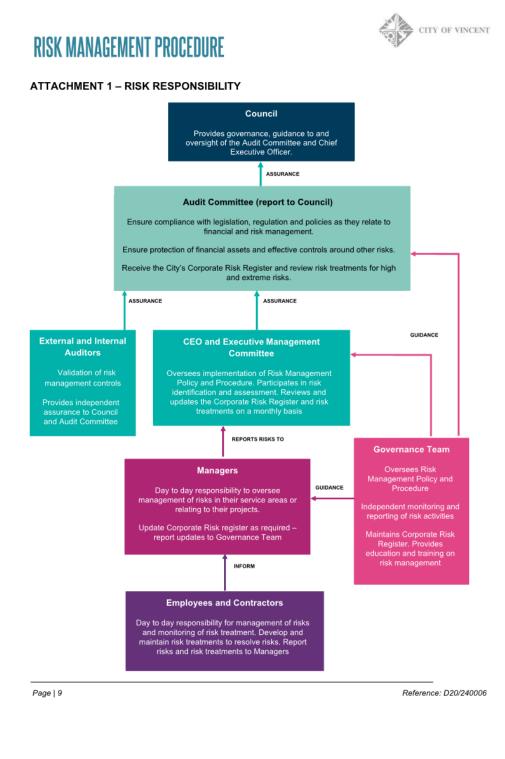
A flow chart detailing responsibilities for risk management is attached at Attachment 1.

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OFFICE USE ONLY	
Approved by CEO and Noted by Audit Committee	DATE: 06/07/2021, REF# D21/116958
Reviewed / Amended	DATE: <approval date="">, REF#: <trim ref=""></trim></approval>
Next Review Date	DATE: <review date="">,</review>
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Risk Management Framework – SC2723 – D20/240006

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CITY OF VINCENT

RISK APPETITE & TOLERANCE STATEMENTS

Overall City of Vincent risk appetite statement

The community want us to be a Council and an organisation that is clever, creative, and courageous - willing to push the operational boundaries and willing to think and act as an enabler.

We put this into practice in our everyday work and decision making by understanding and managing the risks in being clever and creative but still taking action to meet our strategic goals.

The City seeks to minimise its exposure to key risks relating to people, financial operational and regulatory and compliance responsibilities, while still taking action. We will ensure appropriate measures to mitigate our risks are in place.

Risk Category	Risk Appetite / Tolerance Statement	Descriptor /clarification
Financial Sustainability		
Financially Volatile Decisions	The City has a <i>low appetite</i> for risk in decision making that impacts financial volatility and sustainability	These are for those decisions not specifically considered below: Based on risk consequence criteria - Risk of loss in excess of \$100,000 (0.035% - 0.17% of operating budget)
Decisions causing Budget Deficiency	 The City has a <i>low tolerance</i> for decisions or actions that result in material deficiency in achievement of budgeted: Surplus Balance sheet ratios Profit and loss ratios Rate of return on investments 	Based on risk consequence criteria - Risk of loss or missing budget in excess of \$100,000 (0.035% - 0.17% of operating budget)
Financial Investment & Growth		
Sustainable financial investments	The City has a <i>moderate risk appetite</i> for investments; investments must support strategic initiatives and financial sustainability. Investments must be aligned with the values and principles of the City.	Investments need to be in line with the City's Corporate Business Plan and Strategic Community Plan.

Detailed Statements and Descriptors

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RISK APPETITE &	TOLERANCE STATEMENTS	CITY OF VINCENT
Risk Category	Risk Appetite / Tolerance Statement	Descriptor /clarification
Forwards, hedges, and derivatives	The City has no tolerance for investments in forwards, hedges, and derivatives.	Organisations often use financial instruments to manage the risk in commodity and foreign currency. These can be very risky if not appropriately utilised; and the City has chosen not to use these instruments.
Debt for growth	The City has a <i>moderate appetite</i> to take on risk to fund growth.	This ties into the investment appetite; however specifically considers the use of debt funding. Based on the consequence table, a moderate risk would be in the vicinity \$100,001 to \$250,000 (0.17% - 0.43% of operating budget).
Specific ratios - No specific rating given as these are set parameters that the City has determined that it must operate within. Rations (and thresholds) are determined by the State Government.	 The City's debt to service ratio must always be above 5. Total Liabilities are never to exceed Total Assets Proposals supporting debt funding must be supported by a cash flow analysis that is financially sustainable 	 The debt to service ratio measures the City's ability to pay its debt. It is calculated by the annual operating surplus (before depreciation and interest), divided by the debt service cost, and is currently 5.092. Financial sustainability for debt funding will need to consider: Free cash flow for monthly, capital or balloon payments Interest cover - refer above for the level of financial risk acceptable Cost of not undertaking project - i.e., repairs and maintenance of the current solution Future cost of new project once implemented - i.e., for a community centre, insurance, licences etc
Business collaboration		
Commercially viable collaboration	The City has a <i>moderate risk appetite</i> to being more commercially adept and to explore avenues to identify cost efficiency drivers, collaboration with business partners to deliver on objectives through commercially viable arrangements and partnerships.	Within the boundaries of the appetite stated above in respect to investments being within the City's Corporate plans and strategies, the City is willing to consider proposals to use partnerships and contracts to facilitate meeting the City's objectives, where consistent with legislative requirements (<i>Local Government Act 1995</i>). Suggestions would include using outside service providers to deliver current services provided by the City more efficiently, i.e., Waste Collection; or working

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RISK APPETITE & TOLERANCE STATEMENTS		CITY OF VINCENT	
Risk Category	Risk Appetite / Tolerance Statement	Descriptor /clarification	
		collaboratively with an Arts organisation to set up a festival. Other projects may include working with developers.	
3 rd party Partner (Contractor) failure	The City has a <i>low risk appetite</i> for third party partner (contractors) failure.	The City utilises many outside organisations in delivering on its mandate. This low appetite means that even minor or insignificant breaches in contracts or delays in delivery of products and services will be taken seriously. Accordingly, third party risk must be considered before entering into any contract, including reputation of third party, financial viability, audit clauses etc.	
Procurement			
Procurement failure	The City has a <i>low risk appetite</i> for procurement failures that lead to poor value for money or financial loss, poor quality of service; incorrect or substandard products or delayed delivery; wastage of funds or services.	This ties into the above point; and thereby requires appropriate procedures in the procurement process to ensure the required outcomes for the City and appropriate enquiry and planning prior to purchases. Note, appropriate delegations must exist to support this.	
	The City has <i>zero tolerance</i> for procurement decisions that endanger our staff and community.	Procurement decision making must consider the risk of injury or harm to the staff & community of Vincent. An example of this would be allowing the Beatty Park pool to use unregulated or unauthorised chemicals.	
Asset & Environment management & sustainability			
Environmentally dangerous activity	The City supports investments, activities and developments that result in a sustainable future for our community while meeting the current needs of our residents. It recognises that this may at times involve accepting some degree of risk and is comfortable with this, subject to always ensuring that potential benefits and risks are fully understood before planning is approved and that appropriate measures to mitigate risk are established.	There is often a payoff. Proposals need to consider the risks and rewards based on the promises made to the community. This has been envisaged with the City's Project Management Framework implementation and future actions.	

Risk Category	Risk Appetite / Tolerance Statement	Descriptor /clarification
Ecologically sustainable decisions Resource wastage	The City has a high risk appetite for ecologically sustainable decisions The City is committed to protecting and preserving the environment and has a <i>low risk appetite</i> for activities that would significantly degrade the environment and a <i>high risk appetite</i> for decisions that promote ecologically sustainable development. The City has a <i>low risk appetite</i> for irresponsible use of its resources.	Activities that favour environmentally conscious actions will more likely be approved than those that don't. Furthermore the City will act swiftly against actions that are detrimental the environment.
Activities against ratepayer values & ethics	The City has a <i>very</i> low risk appetite for investments and activities that do not align with the City's values.	The City has set its vision, purpose and guiding values based of the interpretation of those of the community it serves. When entering into new projects, investments and proposals, these values must be considered as one of the key consideration set
Activities, structures, projects that present health risk for the community	The City has a <i>low risk appetite</i> for activities, structures and projects that threaten the health of its community.	The City is committed to ensuring the health and wellbeing o its residents, this must be considered within the activities, projects, and new builds it approves or invests in. Activities that do not align with this will only be approved in exception circumstances. An example might be the approval of a Neo- Nazi festival to occur within the City's park space. A multi residential building with no nearby open space may be anothe example.
alues and Behaviours		
Behaviour or conduct against City values	The City is an equal opportunity employer that employs skilled and experienced employees in positions with clearly defined roles and responsibilities; it has a <i>low risk appetite</i> for actions and behaviours that threaten the people and organisational capacity.	This sets the City's view on the criticality of its employees an the City culture; accordingly, staff must be selected based or appropriate due diligence and fit for purpose considerations including against the City values. Behaviours and actions of current staff must be measured against their job performance criteria and against the values.
Low individual and team performance	The City places high importance on its values and a culture of integrity in conduct, performance excellence, innovation, equality and diversity, dignity and respect, collegiality, and cultural	Refer above.

Risk Category	Risk Appetite / Tolerance Statement	Descriptor /clarification
	sensitivity. It has a <i>low risk appetite</i> for behaviour or conduct which does not meet these standards.	
Human Resource	The City has a low risk appetite for human resource risk.	
Lack of Staff feedback & development	The City has a <i>low risk appetite</i> for risk in practices or behaviours that lead to staff not receiving feedback and development; resulting in low staff performance, moral and staff retention.	KPI's need to be developed that ensure that staff performance management is undertaken within certain timeframes and parameters - timely responses and feedback provided, and that retention rations are considered and acted on were outside norms. Regular surveys will support understanding moral & engagement and to understand what can be done to improve areas.
Behaviour reducing cultural diversity & awareness	The City has a <i>low risk appetite</i> for practices and behaviours that result in a workforce that is not diverse and culturally aware, be this through recruitment or day to day workplace activities.	Activities and actions to involve and include staff from diverse backgrounds considering culture, age, gender, experience sets etc.
Harm of staff, clients, partners, or visitors	The City has a <i>very low risk appetite</i> for risk in practices or behaviours that lead to the harm of staff, clients, partners, or visitors in its premises or when undertaking work related activities (within its control and responsibility).	The City's continued focus on OH&S matters, staff and contractor induction support this appetite. All new activities and projects should further consider the impact on the City's community.
Breach of code of conduct, ethics, and Law	The City has no appetite for conduct that is unlawful, unethical, or otherwise breaches the Code of Conduct or reflects misconduct / serious misconduct.	
Health and Safety		
Inadequate & untimely reporting of breach & near-miss incidents	The City has a <i>low appetite</i> for health and safety risk, and in particular a <i>very low tolerance</i> for inadequate or untimely remedy and reporting of breach incidents, or near misses.	The City's continued focus on OH&S matters, staff and contractor induction support this risk.
Negligent & deliberate violations of health & safety requirements	The City has <i>no tolerance</i> for negligent, deliberate, or purposeful violations of health and safety requirements.	

RISK APPETITE &	TOLERANCE STATEMENTS	CITY OF VINCENT	
Risk Category	Risk Appetite / Tolerance Statement	Descriptor /clarification	
Business Service	The City acknowledges that in order to be innovative and nimble that some degree of risk taking is inevitable, however these risks must be considered in light of maintaining continuity of services to our stakeholders.	See below	
Disruption to the operation of the business	The City has a very <i>low tolerance</i> for risks that may result in disruption to the operation of the business. Including loss of statutory services, operational continuity, loss, or lack of documentation of corporate knowledge. These risks will be mitigated and controlled to where the cost of control is equal to the marginal cost of the risk.	Interruption to services has been included in the Consequence criteria. A very low tolerance would be considered where <i>"Failure of assets / disruption which results in inconvenience but no material service interruption (resolved within one day)."</i> So, where there is a disruption, for example the phone lines are down, then a solution needs to be found within one day. The cost of this control must also be considered in the action sought.	
Loss or lack of documentation of corporate knowledge	The City has a very <i>low risk tolerance</i> for loss or lack of documentation of corporate knowledge.	In order for the City to continue to provide services to its stakeholders to the degree required, the City must continue to maintain adequate systems and processes that support maintenance of all corporate knowledge.	
Governance	The City is committed to best practice governance and practices and behaviours that support ethical, consistent, and informed decision making, compliance with legislation, regulation and internal and external reporting requirements.		
Breaches in regulations, professional standards, and ethics	The City has a <i>very low risk appetite</i> for any breaches in regulations, professional standards, and ethics.	There is a low, but not zero appetite for breaches. An example would be the submission of a BAS late due to resource constraints within the City. See specific examples below	
Bribery or Fraud	The City has <i>no tolerance</i> for bribery or fraud.	The City will investigate all allegations and take action to the full extent of its capacity.	
Less than better practice for Governance, Due diligence, Accountability and Sustainability	The City has a <i>low risk tolerance</i> for less that better practice decision making for governance, due diligence, accountability, and sustainability, as measured by accepted industry standards and practices.		

RISK APPETITE &	TOLERANCE STATEMENTS	CITY OF VINCENT
Risk Category	Risk Appetite / Tolerance Statement	Descriptor /clarification
A breach in Delegated Authority	The City has a <i>very low risk tolerance</i> for breach in delegated authority.	
Poor Project or Change Management	The City has <i>low risk tolerance</i> for incidents or impacts which are generated by poor project management or change management practices.	The risk consequence level will need to be considered.
Information & Systems management		
Compromising information, its management, security, and storage	The City has a very low appetite for the compromise of processes governing the integrity of, and access to, information; the use of information, its management, security, and storage.	The City wishes to keep the information it has custody of, safe, secure, and uncompromised. Accordingly, it requires appropriate governance, a framework and processes in place for managing this risk.
Information management and Security risk	The City of Vincent has very low appetite for information management and security risk.	
Internal or External threats to private information	The City has no appetite for threats to private information arising from internal breaches or external malicious attacks.	
Deliberate misuse of information	The City has <i>no appetite</i> for the deliberate misuse of information.	
Breaches of the Code of Conduct	The City has no appetite for repeat breaches of the Code of Conduct.	
Safe & approved Systems Development	The City has a moderate risk appetite for systems development and changes where it is within the approved strategy, budget, and plans; and appropriate safeguards are installed.	Systems development always comes with an inherent risk factor, accordingly there must be an acknowledgement that for changes to occur some risk must be taken, however appropriate project plans and procedures should be in place to manage this risk.
Community Services	The City seeks to create a connected community where the City's residents can interact with the built environment and nature to	

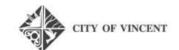
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Risk Category	Risk Appetite / Tolerance Statement	Descriptor /clarification
	create a vibrant and inclusive place to live, work and play. The City recognises that its purpose is tied to the needs and expectations of its community and in particular the rate payers. In order to meet these needs a certain level of collaboration and co-operation with these stakeholders is beneficial and necessary.	
Community Engagement and Increased Participation	The City has a <i>high appetite</i> for risks that will drive strong community engagement and increased participation.	The City wishes to match its community desire for high levels of engagement, and this is acknowledged to come with more risk. An example is the BMX track, which was highly desired by the community, but has associated risks.
Constructive Community Consultation	The City has a <i>high risk appetite</i> to engage in community consultation to deliver on our strategic objectives. This collaboration cannot be to the detriment of ensuring an efficient and effective decision-making process in the spirit of sustainability and achievement of objectives. (See sustainability above)	This point was important in driving the high engagement and participation in delivery of the City's objectives. But this should not be used as a lever to hinder progress or unnecessarily delay decision making.
Activity risking long-term values or reputation of Council	The City has <i>zero risk appetite</i> in any activity that will put its long- term values or reputation at risk.	
Failure to meet customer commitments and/or provide appropriate advice and address regulatory concerns	The City has a <i>very low risk appetite</i> for operational risks arising from failure to meet customer commitments and/or appropriateness of advice.	The City must provide appropriate advice to stakeholders and meet its commitments. The City will promptly take action to address ratepayer/customer complaints and regulatory concerns.
Negotiate with Regulators, State & Federal Government Agencies	The City has a <i>high risk appetite</i> to consult and negotiate with regulators, State & Federal Government Agencies to achieve the City's objectives.	
Leasing of Community Facilities	The City has a <i>moderate risk appetite</i> for financial loss in respect to the use of the City's community facilities provided the use is: • in the community interest • satisfies a recognised community purpose	This is to ensure we are considering the needs of our community together with the financial impacts of decision making.

City of Vincent Risk Appetite and Tolerance Statements - D20/26234

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RISK APPETITE & TOLERANCE STATEMENTS



Strategic Risks & Categories

Finance, procurement & contracts

Risks relating to ensuring reliability and timeliness of financial and other information; as well as ensuring the financial sustainability and viability of the City. Risk of failures in the City's procurement and contract engagement and management processes resulting in business loss or disruption.

Asset Management & sustainability, environment management

Risks associated with investing in, developing and maintaining the City's infrastructure to ensure reliability and to meet its Vision and strategy. Risk of the City's current activities compromising the ability for the future residents meeting their needs. This refers to social and environmental needs. Consideration of both physical and investment actions.

OH&S, employment practices

Risks relating to strategies and systems to maintain a workforce and partnerships that are productive, safe, and diverse as well as an effective and accountable organisational environment. Risks include workforce capability and capaCity, including staff, volunteers, contractors, and subcontractors.

Business service disruption:

Risks or events that could cause disruption to services or operations; and/or impair or enhance the delivery of the program or project on time and within budget, or the quality of its outcomes; events that could lead to damage to your reputation, assets or compromise the security of sensitive information.

Governance, misconduct & fraud:

Risks resulting in failure to meet regulatory, compliance and accountability requirements; inadequate or unclear definition of roles and responsibilities; lack of effective and transparent decision-making processes; inadequate control and procedural frameworks; the robustness of any third-party systems and processes.

Information & systems management:

Risks that jeopardise information being authentic, appropriately classified, properly secured, and managed in accordance with legislative and operating requirements. Technology solutions must support strong internal control processes and the development of robust system and process solutions for the management and protection of information assets; and align technology, systems, processes and culture with business strategy and goals.

Community services:

Risks or events that hinder the City's ability to meet the current and changing expectations of the ratepayers and community; including ratepayers'/customers' expectations of providing efficient, considerate, and cost-effective services; building positive and collaborative relationships and outcomes for the City.

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6.4 FRAUD AND CORRUPTION PREVENTION PLAN - ANNUAL REVIEW

Attachments:

- 1. Fraud and Corruption Prevention Plan
 - 2. Summary of Proposed Actions
 - 3. Evaluation of Existing Controls Public Sector Risks Confidential

RECOMMENDATION:

That the Audit Committee recommends to Council that it:

- 1. NOTES the progress delivery summary of the Fraud and Corruption Prevention Plan as detailed within this report; and
- 2. APPROVES the proposed actions summarised at Attachment 2.

COMMITTEE DECISION ITEM 6.4

Moved: Mr Araj, Seconded: Cr Gontaszewski

That the recommendation be adopted.

AMENDMENT

Moved: Mr Araj, Seconded: Mr Manifis

That a recommendation be added as follows:

3. REQUESTS Administration provides quarterly updates to the Audit Committee on the Fraud Management Plan 2023 – Action Log.

AMENDMENT CARRIED (5-0)

For: Mr Manifis, Cr Wallace, Cr Gontaszewski, Mr Goy and Mr Araj

Against: Nil

(Cr Alexander was an apology for the Meeting.)

(Cr loppolo was an apology for the Meeting.)

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COMMITTEE DECISION ITEM 6.4

That the Audit Committee recommends to Council that it:

- 1. NOTES the progress delivery summary of the Fraud and Corruption Prevention Plan as detailed within this report; and
- 2. APPROVES the proposed actions summarised at Attachment 2.
- 3. REQUESTS Administration provides quarterly updates to the Audit Committee on the Fraud Management Plan 2023 Action Log.

CARRIED (5-0)

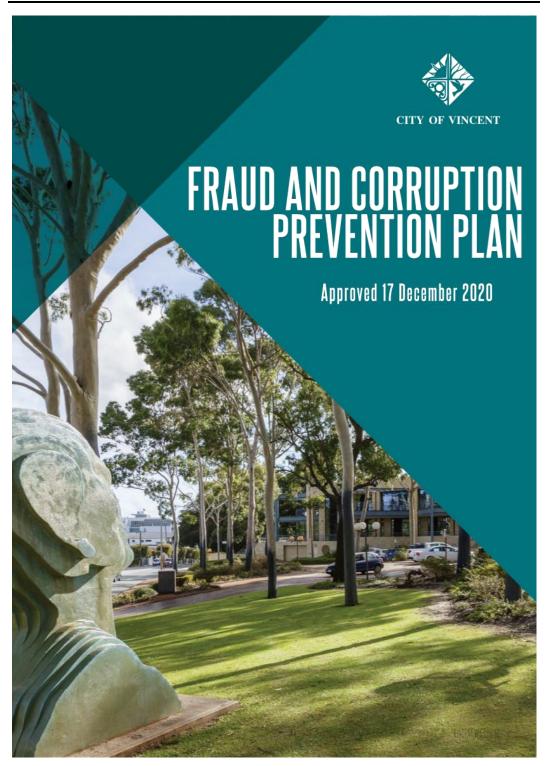
For: Mr Manifis, Cr Wallace, Cr Gontaszewski, Mr Goy and Mr Araj

Against: Nil

(Cr Alexander was an apology for the Meeting.)

(Cr loppolo was an apology for the Meeting.)

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Fraud and Corruption Prevention Plan

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Executive Summary

The City of Vincent (**City**) is committed to the prevention, deterrence, monitoring, investigation and reporting of all forms of fraud and corruption. Fraud and corruption is damaging to an organisation as it may cause financial loss, loss of public confidence (either perceived or real), reputational damage and adverse publicity.

Local governments are the custodians of significant public funds and assets. Therefore it is important that the community has assurance that these are adequately protected from fraud and corruption.

Fraud and corruption prevention forms part of the City's Risk Management Framework. It is a risk that the City actively seeks to identify and limit its exposure to, by reducing the potential opportunity (risk likelihood) for fraud and corruption to occur.

The purpose of this Plan is to clearly document the City's approach to the prevention of fraud and corruption at both strategic and operational levels. It is to be read in conjunction with the City's <u>Risk</u> <u>Management Policy</u> and relevant legislation.



Adapted from Office of Auditor General for Western Australia, Report 5: 2019-20, Fraud Prevention in Local Government

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Fraud and Corruption Prevention Plan



Section 1 - Background

1.1 Purpose

This Plan supports the City's Fraud and Corruption Prevention Policy to provide a structured framework and approach to fraud and corruption prevention, detection, monitoring and reporting.

This Plan aligns with the Australian Standards for Fraud and Corruption Control (AS8001-2008) and has been endorsed by the Executive Management Committee.

The Plan will be reviewed by the Audit Committee annually.

1.2 Communication

This Plan is communicated to all staff via annual training and is available on the City's internal Vintranet site. All new staff are also made aware of the Plan as part of their induction.

1.3 Zero Tolerance to Fraud and Corruption

The City has zero tolerance for corrupt conduct or fraudulent activities. The City is committed to preventing, deterring, detecting and investigating fraudulent and corrupt behaviour in the delivery of City services. Elected Members and Administration must not engage in practices that may constitute fraud or corruption.

The desired outcome of this commitment is the elimination of fraud and corruption throughout City operations both internally and externally. The City may prosecute people identified as committing fraud or undertaking corrupt behaviour. Employees may also face disciplinary action under the City's Code of Conduct, and restitution of money or property lost through fraudulent activity will be pursued through legislative means.

Fraudulent and corrupt activities may also be required to be referred to external agencies or may be referred at the discretion of the Council or CEO. These agencies include but are not limited to –

- WA Police
- Crime and Corruption Commission
- Public Sector Commission
- Local Government Standards Panel.

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Fraud and Corruption Prevention Plan



1.4 Definitions

Fraud is defined by Australian Standard AS8001-2008 as -

Dishonest activity causing actual or potential financial loss to any person or entity including theft of monies or other property by employees or persons external to the entity and where deception is used at the time, immediately before or immediately following the activity.

Fraud can take many forms including -

- the misappropriation of assets;
- the manipulation of financial reporting (either internal or external to the organisation);
- corruption involving abuse of position for personal gain.

Corruption is defined by Australian Standard AS8001-2008 as -

Corruption is dishonest activity in which an employee or contractor of the entity acts contrary to the interests of the entity and abuses their position of trust in order to achieve some personal gain or advantage for themselves or for another person or organisation. The concept of 'corruption' can also involve corrupt conduct by the entity, or a person purporting to act on behalf of and in the interests of the entity, in order to secure some form of improper advantage for the entity.

Corrupt conduct tends to show a deliberate intent for an improper purpose and motivation and may involve misconduct such as: the deliberate failure to perform the functions of office properly; the exercise of a power or duty for an improper purpose; or dishonesty. Some examples of corrupt or criminal conduct which could be serious misconduct include –

- abuse of public office;
- blackmail;
- bribery, including bribery in relation to an election;
- deliberately releasing confidential information;
- extortion;
- obtaining or offering a secret commission;
- fraud or stealing;
- forgery;
- perverting the course of justice;
- an offence relating to an electoral donation;
- falsification of records.

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Fraud and Corruption Prevention Plan



1.5 Objective

The City is committed to meeting its legislative obligations under the *Local Government Act* 1995 including *ensuring that resources are maintained in a responsible and accountable manner.*

The City's commitment to fraud control will be met by ensuring an environment in which fraudulent or corrupt conduct is discouraged, and conflicts of interest are avoided.

This commitment is reflected in the City's Governance Framework, which has the following five principles:

- 1. Culture and Vision
- 2. Roles and Responsibilities
- 3. Decision Making and Management
- 4. Commitment to Sustainability
- Accountability

1.6 Scope

This Plan applies to all Elected Members, employees, contractors and volunteers.

Elected Members must also adhere to the standards mandated by the Local Government Act 1995.

Further guidance on the City's responsibilities are detailed in the:

- Department of Local Government, Sport and Cultural Industries, Fraud & Corruption Control Framework, July 2015
- Office of Auditor General for Western Australia
 - Report 24: 2018-2019, Verifying Employee Identity and Credentials
 - Report 5: 2019-2020, Fraud Prevention in Local Government
- Australian Standard AS 8001-2008

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Fraud and Corruption Prevention Plan



Section 2 - Context

2.1 Corporate Framework

This Plan supports the objectives in the City's Strategic Community Plan and Corporate Business Plan, both of which directly inform the City's budgets, strategies, policies and service delivery.

2.2 Legislative Framework

The Local Government Act 1995 (LG Act) requires local governments to develop and maintain adequate internal control systems. Local governments are also required to establish a Code of Conduct for employees, contractors and Council and have an Audit Committee.

The Public Interest Disclosure Act 2003 (PID Act) requires the local government to establish written procedures for handling of any protected disclosures.

The diagram below shows the interdependency of this Plan with complimentary programs and processes.



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Fraud and Corruption Prevention Plan



Local Government (Financial Management) Regulations 1996, Regulation 5

(1) Ei	fficient systems and procedures are to be established by the CEO of a local government –
	(a)	for the proper collection of all money owing to the local government; and
	(b)	for the safe custody and security of all money collected or held by the local government; and
	(c)	for the proper maintenance and security of the financial records of the local government (whether maintained in written form or by electronic or other means or process); and
	(d)	to ensure proper accounting for municipal or trust –
		(i) revenue received or receivable; and
		(ii) expenses paid or payable; and
		(iii) assets and liabilities; and
	(e)	to ensure proper authorisation for the incurring of liabilities and the making of payments; and
	(f)	for the maintenance of payroll, stock control and costing records; and
	(g)	to assist in the preparation of budgets, budget reviews, accounts and reports required by the Act or these regulations.
(2)	Th	e CEO is to –
	(a)	ensure that the resources of the local government are effectively and efficiently managed; and
	(b)	assist the council to undertake reviews of fees and charges regularly (and not less than once in every financial year); and
	(c)	undertake reviews of the appropriateness and effectiveness of the financial

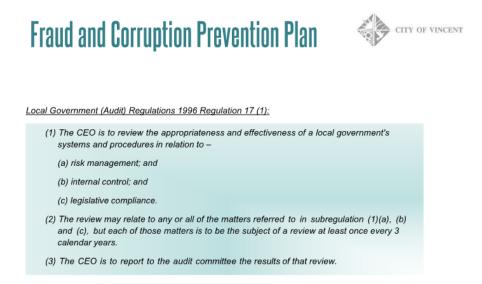
than once in every 3 financial years) and report to the local government the results of

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those reviews.

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2.3 Australian Standards

Although not obligatory, Australian Standard for Fraud and Corruption Control (AS8001-2008) provide important guidance.

2.4 Roles and Responsibilities

Audit Committee

In relation to fraud control, the Audit Committee's responsibilities include -

- reviewing risk management frameworks and associated procedures for the effective identification and management of fraud risks;
- providing assurance that the City has appropriate processes and systems in place to prevent, detect and effectively respond to fraud-related information; and
- providing leadership in preventing fraud and corruption.

Chief Executive Officer (CEO)

The CEO applies the City's resources to fraud prevention and ensures the implementation of adequate controls for managing fraud and corruption risks within the City.

The CEO, under the *Corruption, Crime and Misconduct Act 2003* must notify the Corruption and Crime Commission or the Public Sector Commission if misconduct is suspected.

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Executive Management Committee (EMC)

The Executive Management Committee is responsible for implementing this Plan. In particular, the EMC must –

- provide leadership, guidance, training and support to employees in preventing fraud and corruption;
- identify high fraud risk areas;
- participate in fraud and corruption risk assessment reviews;
- monitor the continued operation of controls;
- report suspected fraud and corruption promptly, maintaining confidentiality; and
- ensure the protection of complainants who report fraudulent and corrupt activities.

Chief Audit Executive (CAE)

The CAE (Executive Manager Corporate Strategy and Governance) is responsible for -

- coordinating the fraud and corruption risk assessment process;
- developing and maintaining this Plan, in consultation with key stakeholders;
- communicating the existence and importance of the Plan to all staff; and
- delivering and/or coordinating fraud and corruption training.

Executive Manager HR

The Executive Manager Human Resources is responsible for managing the grievance and discipline process.

Public Interest Disclosure (PID) Officer

The City's PID Officers (Executive Manager Corporate Strategy and Governance and Executive Manager Human Resources) investigate disclosures in accordance with the *Public Interest Disclosure Act 2003.*

All Employees

All employees have a responsibility to contribute to preventing fraud and corruption by following the Code of Conduct, complying with controls, policies and processes; resisting opportunities to engage in fraudulent or corrupt behaviour; and reporting suspected fraudulent or corrupt incidents or behaviour.

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Section 3 - Planning and Resourcing

Australian Standard 8001/2008 list the following for consideration in planning and resourcing -

- control planning,
- review of control plans,
- control resourcing
- internal audit activity.

3.1 Program for fraud and corruption control planning and review

The LG Act requires that all local governments establish an Audit Committee. An Audit Committee plays a key role in assisting a local government to fulfil its governance and oversight responsibilities in relation to financial reporting, internal controls, risk management systems, legislative compliance, ethical accountability and the internal and external audit functions.

The Recommendation on p.7 of the WA Office of Auditor General's Report, Fraud Prevention in Local Government notes –

In line with better practice, all entities should ensure they implement a coordinated approach to manage their fraud risks. Entities should –

- 1. assess fraud risks across their business
- 2. develop a Fraud and Corruption Control Plan and review it at least once every 2 years
- 3. develop and implement a periodic fraud awareness training program for all staff
- ensure that all conflicts of interest are recorded, assessed and appropriate management plans are in place
- have policies and procedures in place to verify the identity and integrity of employees and suppliers
- 6. document clear internal processes and systems to report any potential fraud, that include anonymous reporting
- collect and analyse information received about potential fraud to identify any trends or emerging issues.

This Plan is designed to achieve compliance with each of these recommendations.

The Plan operates in association with existing programs and initiatives throughout the City and forms an integral part of the overall risk management framework.

This Plan will be reviewed annually by the CAE with oversight from the Executive Management Committee. In reviewing the Plan the CAE shall give regard to the following –

- significant changes in business conditions
- strategies arising out of recently detected fraud or corruption control incidents
- results of fraud and corruption risk assessments completed
- changes in fraud and corruption control practices locally and internationally

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- resourcing requirements
- any identified changing nature of fraud and corruption within the sector.

The Plan will be presented to Audit Committee annually.

3.2 Fraud control responsibility and resources

The responsibility for implementation of this Plan is with the CAE. The CAE will report yearly to the Executive Management Committee, on the progress of delivery on the outcomes from this Plan.

The City is committed to allocating the required resources across the organisation to ensure appropriate controls in regards to fraud and corruption. In particular resources will be made available to -

- implement the Plan
- undertake fraud and corruption risk assessments
- deliver organisational training and awareness
- review incidents reports
- undertake investigations.

3.3 External assistance

Where required, external assistance will be engaged to support the delivery of any aspect of this Plan, including the delivery of training.

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Fraud and Corruption Prevention Plan



Section 4 - Prevention

Australian Standard 8001/2008 list the following for consideration in planning and resourcing -

- implementing and maintaining an integrity framework
- senior management commitment
- line management accountability
- internal control
- assessing fraud and corruption risk
- communication and awareness
- employment screening
 supplier and customer vetting
- controlling the risk of corruption.

4.1 Implementing and maintaining an integrity framework

The City's Code of Conduct specifies the expected behaviour of employees and contractors, which includes reporting and preventing any fraud or corruption.

Recruitment materials will include information on values and conduct expectations

The City will provide a formal induction process for all new staff and contractors that includes a clear focus on integrity.

Managers will exercise and demonstrate high levels of integrity in the performance of their roles and functions and will remind employees of the importance of complying with the City's Code of Conduct.

Annual performance reviews will include a requirement for employees to review the City's Code of Conduct each year and to complete the online training programs for both Fraud Awareness and Accountable and Ethical Decision-making (AEDM).

4.2 Commitment to controlling the risk of fraud and corruption

Managers will not be complacent and will treat fraud and corruption risks as a serious threat to the City.

The Executive Management Committee and Audit Committee will regularly be briefed on the following:

- information on the program and robustness of the internal control environment in regards to preventing and detecting fraud
- the types of fraud and corruption common with the sector
- incidence of fraud and corruption generally in Australia
- information on the types of fraud and corruption that have been detected at the local government over the previous five years
- information of new or emerging trends in this area.

ENGAGING | ACCOUNTABLE | MAKING A DIFFERENCE

Item 6.4- Attachment 1

29 JUNE 2023

Fraud and Corruption Prevention Plan

CITY OF VINCENT

4.3 Maintaining strong internal control systems and internal control culture

The City has an existing culture of continuous improvement. The implementation of effective systems of internal control is an integral part of this program, particularly for activities assessed as having a high predisposition to the risk of fraud and corruption.

Well planned and documented internal controls will be a major defence for avoiding fraud and corruption. When undertaking projects or reviewing existing practices into the future consideration will be given to appropriate fraud and corruption controls in the development of outcomes.

Internal controls will be:

- Appropriately documented
- Accessible
- Reviewed and amended regularly
- Communicated effectively to all relevant employees
- Subject to review of adherence.

4.4 Fraud and corruption risk assessment

Risk assessments will be undertaken for all identified fraud and corruption risks in accordance with the City's Risk Management Policy.

As a minimum the following risks will be assessed -

- theft of cash
- theft/misuse of assets
- misuse of confidential corporate information
- conflict of Interest
- accounts payable
- payroll practices
- procurement
- IT and information security
- recruitment
- misuse of credit cards.

Additional risks will be identified through normal business unit operations and through the regular review of the risk register.

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29 JUNE 2023

Fraud and Corruption Prevention Plan



4.5 Communication and awareness of fraud and corruption

It is important that fraud and corruption is identified and reported at an early stage and that employees have understanding and confidence in the system.

Employees will be provided with the following -

- a dedicated page will be maintained on the City's Vintranet in regard to fraud and corruption, this will include links to all relevant documents in particular the process for reporting allegations and Public Interest Disclosures;
- fraud & corruption awareness training and AEDM training will be conducted annually, and learnings measured through staff assessment surveys;
- regular news feeds to remind staff of key integrity responsibilities including the process for reporting any instances of misconduct; and
- staff assessment surveys to measure staff confidence and attitudes about integrity, including confidence in speaking up about misconduct and integrity matters and identifying steps to address any findings

Our community will be provided with the integrity controls that have been implemented throughout the year. This will be published in each Annual Report.

4.6 Employment screening

Prior to appointment the following screening shall be undertaken with the express consent of the individual concerned, irrespective of whether they are internal or external applicants –

- verification of identity requiring at least two forms of identity (passport, birth certificate, drivers licence, rate certificate, at least one must include photo identification)
- Police criminal history check relevant positions
- Working with Children check relevant positions
- reference checks with two most recent employers
- consideration of any gaps on employment history and the reasons for the gaps
- verification of formal qualifications claimed where relevant or required for position
- if necessary, residency or visa status.

The Recommendation on p.10 of the WA Office of Auditor General's Report, *Verifying Employee Identity and Credentials* notes –

Public sector entities should -

- have approved policies and procedures for verifying employee identity and credentials which cover –
 - using a 100-point identity check
 - criminal background checks, based on the risks associated with the position
 - periodic monitoring of existing employees
 - assess the positions which may require a criminal background or working with children check and ensure that these requirements are clearly documented in position description forms

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Fraud and Corruption Prevention Plan

CITY OF VINCENT

- for high risk positions, or positions where there is an ongoing requirement to hold a licence or 3 professional qualification, obtain regular declarations from employees that there is no significant change in their circumstances
- Δ ensure that sufficient documentary evidence is obtained prior to appointment which supports an employee's
 - identification and right to work in Australia
 - professional qualifications and memberships
 - criminal background or capacity to work with children (where necessary)
- perform appropriate referee checks for all potential employees and ensure that all employees' 5. reference checks are retained in their employee or recruitment file
- develop a procedure for monitoring the expiry dates of licences, certificates or working with 6 children checks so that they can be followed up with the employee close to expiry date
- 7 perform periodic criminal background checks for positions which require it.

4.7 Dealing with annual leave and job rotation

Directorates will consider job rotation for positions where there are multiple officers undertaking the same or similar functions and the position is deemed a high risk from a fraud or corruption perspective, local law enforcement, parking enforcement, planning officers, contract management, for example

Excess annual leave will be monitored on a quarterly basis and reported to the Executive Management Committee.

4.8 Supplier vetting

The City will continue to undertake supplier vetting for new and ongoing suppliers in accordance with existing practices.

To avoid scams and incorrect payments, all suppliers are to have banking details verified upon initial entry of their details to the IT system and then periodically.

In accordance with the Procurement Policy, new suppliers with prospective business in excess of \$150,000, the minimum checks will include -

- search of Australian Securities & Investment Commission Company Register.
- Australian Business Register ABN verification,
- currency of insurances.

For new contracts exceeding, or potential to exceed \$500,000, the following additional checks should be considered -

- corporate scorecard check which looks at Bankruptcy search,
- assessment of credit rating.
- search of legal proceedings pending or judgements pending

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Item 6.4- Attachment 1

29 JUNE 2023

Fraud and Corruption Prevention Plan

CITY OF VINCENT

Section 5 - Detection

Australian Standard 8001/2008 list the following for consideration in planning and resourcing -

- implementing a fraud and corruption detection program
- role of external auditor in detection of fraud
- avenues for reporting suspected incidents
- whistle-blower protection program.

5.1 Fraud and corruption detection program

As part of the development of the annual internal audit program the Audit Committee will consider opportunities to undertake pro-active fraud and corruption detecting activities that might include –

- (a) conducting unscheduled internal reviews and audits
- (b) post-transactional reviews a review of transactions after they have been processed, with the aim of identifying or uncovering –
 - documentation that may be missing, altered, missing or falsified,
 - authorisations that may have been omitted or altered, or
 - inadequate documentary support.
- (c) Analysis of management accounting reports using relatively straight forward techniques in analysing management accounting reports, trends can be examined and investigated which may be indicative of fraudulent of corrupt conduct.
- (d) Financial Management and Risk Reviews will include a review of -
 - IT and information security
 - grants and other payments
 - tendering processes, purchasing and contract management
 - services provided to the community
 - revenue collection
 - use of credit cards
 - travel allowance and other allowances
 - salaries
 - money, property and other physical assets.
- (e) internal audits.
- (f) annual reports to management, the Audit Committee and Council regarding the position of risk management, internal controls and legislative compliance.

In accordance with the LG Act, the CEO is required to -

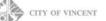
- a) in accordance with the Local Government (Financial Management) Regulations 1996 r.5, advise Council at least once every 3 years in respect to –
 - efficient systems and procedures
 - ensure efficient use of resources
 - appropriateness and effectiveness of systems

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Fraud and Corruption Prevention Plan



b) in accordance with the Local Government (Audit) Regulations 1996 r.17, at least once every 3 vears review -

- risk management
 - internal controls, and
- legislative compliance.

5.2 External auditor's role in the detection of fraud

Consistent with recent changes to international and Australian auditing standards, the auditor's accountability for the detection of fraud will form part of any audit. These provisions will increase the likelihood of detecting material miss-statements or errors in the City's financial statements.

5.3 Mechanisms for reporting suspected fraud and corruption incidents

The City's Public Interest Disclosure Procedures (PID) Information Guidelines set out how employees can report suspicious or known illegal or unethical conduct.

Reports can be made anonymously. Anonymous reports will be examined and investigated on the available evidence.

All employees have the right to make a disclosure in accordance with the PID Act. This is encouraged where any person wishes to access the protections afforded by the PID Act.

5.4 Whistle blowers

Whistle-blowers, whether internal or external, may be an important component in the detection and exposure of fraud or corrupt behaviour.

They will be protected to the extent permitted by law. Protection may include but is not limited to -

- ensuring the person's safety •
- protecting their confidentiality •
- arranging any necessary physical or mental support
- referral to an external agency having greater resources for investigation. •

A whistle-blower who has been involved in the reported misconduct may be provided with immunity or due consideration from City initiated disciplinary proceedings by agreement, however, the City has no power to provide immunity from criminal prosecution.

Where victimisation or reprisals are reported, a record of the report and the action taken must be placed on the file relating to the public interest disclosure. Steps taken to prevent acts of victimisation or reprisal should be recorded in a manner that they will be accessible for reference, should legal action be taken against the City.

However, vexatious or malicious complaint will not be tolerated, and an appropriate response may be made against the complainant

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Fraud and Corruption Prevention Plan



Section 6 - Response

Australian Standard 8001/2008 list the following for consideration in planning and resourcing -

- policies and procedures
- investigations

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- internal reporting and escalation
- disciplinary procedures
- external reporting
- civil action for recovery of loss
- review of internal controls
- insurance.

6.1 Procedures of the investigation of detected or suspected incidents

The City's Public Interest Disclosure Information Guidelines set out -

- appropriate measures for the comprehensive investigation of such matters based on the
 principles of independence, objectivity and fair due process (rules of natural justice)
- systems for internal reporting of all detected incidents
- process for reporting the matters of suspected fraud and corruption to appropriate external enforcement agencies.

The Guidelines will be reviewed regularly to ensure that it continues to meet these objectives.

6.2 Internal reporting

The CAE is to ensure that all incidents reported and investigated are documented and registered on the appropriate confidential file.

The documentation placed on the file must include the following minimum information -

- date and time of report
- date and time the incident was detected
- how the incident came to the attention of management
- the nature of the incident
- value of loss (if any) to the entity
- action taken following discovery of the incident.

6.3 Disciplinary procedures

The City's disciplinary guidelines and procedures outline the potential disciplinary outcomes that apply in regards to the application of this Plan.

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Fraud and Corruption Prevention Plan



6.4 External reporting

The City's Public Interest Disclosure Information Guidelines provide direction to reporting any suspected fraudulent or corrupt conduct to any external enforcement agencies including –

- Department of Local Government, Sport and Cultural Industries;
- Public Sector Commission;
- Police; or

.

Crime & Corruption Commission.

Employees may report any reasonable suspicion of minor misconduct involving a public officer to the Public Sector Commission (**PSC**), in accordance with the *Corruption, Crime and Misconduct Act* 2003.

Employees should consider what behaviours and circumstances constitute minor misconduct and whether the person/s involved is a public officer.

There is a good chance that if the public officer/s involved could be the subject of a disciplinary investigation at the City, then it might be minor misconduct. If you suspect the behaviour is minor misconduct employees can report it to the PSC or the CAE.

Department of Local Government Sport and Cultural Industries

Gordon Stephenson House, 140 William Street, Perth WA 6000 GPO Box R1250, Perth WA 6844 Telephone: (08) 6551 8700 Fax: (08) 6552 1555 Free call (Country only): 1800 620 511 Email: <u>info@dlgc.wa.gov.au</u> Website: <u>www.dlgc.wa.gov.au</u> Translating and Interpreting Service (TIS) – Tel: 13 14 50

Public Sector Commission

Two office locations:

Dumas House, 2 Havelock St, West Perth WA 6005
 Hale House, 1 Parliament Place, West Perth WA 6005
Locked Bag 3002, West Perth WA 6872
Phone: (08) 6552 8500
Fax: (08) 6552 8501
Email: admin@psc.wa.gov.au
Website: https://publicsector.wa.gov.au

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Fraud and Corruption Prevention Plan

CITY OF VINCENT

Corruption and Crime Commission

Level 5, 45 Francis Street, Northbridge WA 6003 PO Box 330, Northbridge Post Shop WA 6865 Phone: (08) 9215 4888 Fax: (08) 9215 4884 Toll-free: 1800 809 000 Email: <u>info@ccc.wa.gov.au</u> Website: <u>https://www.ccc.wa.gov.au/</u>

Hearing impairment: If you are deaf, or have a hearing impairment or speech impairment, contact us through the National Relay Service:

TTY users phone 1800 555 677 then ask for 1800 809 000 Speak and Listen users phone 1800 555 727 then ask for 1800 809 000.

6.5 Civil proceeding to recover the proceeds of fraud and corruption

The City may seek recovery of any losses due to fraud or corruption where there is clear evidence of fraud and corruption and where the likely benefits of such recovery will exceed the funds and resources required to be invested in the recovery action.

6.6 Internal control review following discovery of fraud

Where fraud or corruption is detected the relevant Executive Manager will be responsible to assess the adequacy of the relevant internal control environment and provide a report to the Executive Management Committee on the improvements identified.

6.7 Maintaining and monitoring adequacy of insurance

The City will maintain a fidelity guarantee insurance policy that insures the risk of loss arising from internal fraudulent conduct. The level of the policy and other policies relevant to fraudulent or improper conduct will be reviewed annually by the Executive Management Committee.

OFFICE USE ONLY	
Approved by EMC	Date: 17/12/2021, Ref# D20/244570
Reviewed / Amended	EMC - Date: 18/11/2021, Ref#: D21/213617 Presented to Audit Committee: 15/02/2022, Ref# D22/24825
Next review	Date 15/02/2023

ENGAGING | ACCOUNTABLE | MAKING A DIFFERENCE

Item 6.4- Attachment 1

29 JUNE 2023

Fraud Management Plan Review 2023 - Proposed Actions

#	Proposed Action	Responsibility	Due Date
1	Develop an integrity framework, based on the Public Sector Commission's <u>template integrity</u> <u>framework</u> to underpin the principles outlined in the Better Practice Guide and align with the requirements of Australian AS 8001:2021 Standard Fraud and Corruption Control.	Executive Manager Corporate Strategy and Governance in consultation with Executive Management and Audit Committees.	June 2024
	The framework will:		
	 link existing policies, procedures, statements, and codes relevant to fraud and corruption risk; assign responsibilities for defining, supporting, controlling and enforcing integrity 		
	 across the City; outline the systems and activities used to detect fraud, corruption, integrity breaches and other errors and irregularities; and model and embody a culture of integrity 		
2	Facilitate fraud and corruption risk awareness training/workshops for all Managers and key personnel with the aim of identifying key areas of vulnerability at the City.	Executive Manager Human Resources & Executive Manager Corporate Strategy and	June 2024
	Identified fraud and corruption risks are to be documented and managed within the City Risk Management Framework.	Governance to facilitate training. All Managers to attend training and complete fraud and corruption risk assessments for service areas.	
3	Develop and implement fraud and corruption control programs that are aligned to the level and nature of corporate risks.	Executive Manager Corporate Strategy and Governance in consultation with Executive	June 2024
	Programs will include, but not be limited to:	Management and Audit Committees.	
	 Integrity education and training programs; Pressure testing programs; and Fraud and corruption detection programs 		
	Fraud and corruption control programs will enable Administration to measure and report on implementation of the integrity framework.		
4	Update the City's <u>Fraud and Corruption Prevention Policy</u> to align with the Australian AS 8001:2021 Standard Fraud and Corruption Control	Executive Manager Corporate Strategy and Governance in consultation with Executive Management and Audit Committee.	June 2024

Item 8.2- Attachment 1

6.5 AUDIT COMMITTEE - FORWARD AGENDA 2023

Attachments: 1. Audit Committee Forward Agenda 2023 RECOMMENDATION:

That the Audit Committee recommends to Council that it NOTES the Audit Committee Forward Agenda at Attachment 1.

COMMITTEE DECISION ITEM 6.5

Moved: Mr Goy, Seconded: Cr Wallace again

That the recommendation be adopted.

CARRIED (5-0)

For: Mr Manifis, Cr Wallace, Cr Gontaszewski, Mr Goy and Mr Araj

Against: Nil

(Cr Alexander was an apology for the Meeting.)

(Cr loppolo was an apology for the Meeting.)

NOTE: Request feedback from all audit reports, as well as project management reporting and an internal audit draft charter be taken to the August 2023 meeting.

Internal Audit Activities on the agenda for 10 August 2023 to be deferred to the last meeting of 2023.

29 JUNE 2023

Audit Committee Forward Agenda 2023

J					
Standing Items	February (no meeting scheduled)	2 March 2023			
 Review and update of Audit Committee Forward Agenda 2023 Review status of pending action items from the last meeting Review audit log - internal & external audit recommendations Review of the internal audit activities, progress against plan, and internal audit reports issued during the period Review of the City's Corporate Risk Register Review the status of any fraud investigation reports Briefing by CAE on performance audits or OAG reports carried out for the state government or other LGAs along with any action plans put in place by the City 		Consideration of Audit Committee Forward Agenda 2023 Fraud and Corruption Plan – Annual Review Local Government Statutory Compliance Audit Return 2022 – Refresher by CAE on Local Government Act 1995 and key leg Briefing by CEO on the City's Strategy, progress of key initiativ impacting the City (e.g., new regulation, macro-economic facto Note: Reports and recommendations to 14 March 2023 OMC			
April (no meeting scheduled)	4 May 2023	29 June 2023			
	Training and professional development session determined by Committee Chair Review the Audit Committee Terms of Reference Review and recommend to the Council any changes to the proposed annual Internal Audit Plan (6 months prior to the initial review). Meet privately with the external auditor (OAG) without management present to discuss any matters deemed appropriate Entry Meeting - OAG Note: Reports and recommendations to 20 June 2023 OMC	Meet privately with the external auditor (OAG) without manager any matters deemed appropriate Entry Meeting – OAG Fraud and Corruption Plan – Annual Review (deferred from Ma Meet privately (without management present) with the CAE to o deemed appropriate. Meet privately with the internal audit service provider every six to Note: Reports and recommendations to 25 July 2023 OMC			
July (no meeting scheduled)	10 August 2023	September (no meeting sched			
	 Recommend to the Council the proposed annual Internal Audit Plan along with aspects of coordination with the external auditor's plan and those of other assurance providers. Evaluate the performance of the internal audit service provider and CAE Review and recommend changes (if any) to the internal audit charter. Review of business risk reports issued by management including corresponding action plans Briefing by CEO on the City's Strategy, progress of key initiatives, and external events impacting the City (e.g., new regulation, macro-economic factors, etc.) Review the Audit Committee Terms of Reference (deferred from May meeting) Note: Reports and recommendations to 19 September 2023 OMC 				
5 October 2023	30 November 2023	December (no meeting sched			
 Annual financial report for year end 30 June 2023 – draft annual financials Briefing by CFO of significant accounting policies and significant judgements made in preparing the financial statements. Review the OAG's audit plan including view of significant accounts and fraud risk. Annual acknowledgement of the City's Code of conduct, evaluation of member independence & committee performance. Commence EOI for external Committee Members. Review risk management processes and activities (including Risk Mgmt. Policy and Appetite Statements) Review the City's response to the Public Sector Commission Integrity Survey Review adequacy of procedures for the confidential, anonymous submission by employees regarding possible fraud or irregularities Note: Reports and recommendations to 21 November 2023 	 Exit Meeting - OAG Meet privately (without management present) with the CAE to discuss any matters deemed appropriate. Meet privately with the internal audit service provider every six months. Briefing by CEO on the City's Strategy, progress of key initiatives, and external events impacting the City (e.g., new regulation, macro-economic factors, etc.) Note: Reports and recommendations to 12 December 2023 				
NEW YORK AND A REAL AND A					

CATEGORIES:

- Committee Operations
 Financial Reporting & External Audit (OAG)
 Internal Audit Activities
 Risk Management & Internal Control
 Ethics and Compliance
 Other Matters

Item 6.5- Attachment 1

29 JUNE 2023



D23/2825

AUDIT COMMITTEE MINUTES

29 JUNE 2023

7 GENERAL BUSINESS

7.1 Budget Opening Surplus Variance

At the recent Audit Committee meeting Administration was asked to see how Vincent's opening budget surplus variance of \$1.0m benchmarked against other Local Governments.

We have prepared the analysis below against several other Local Governments and as you will see Vincent's opening surplus variance was the 3^{rd} lowest in dollar value and 2^{nd} lowest as a percentage of rates.

The opening surplus variance ranged from **\$0.8m to \$16.6m**, with a mean of \$5.0m and median value of \$2.7m. As a percentage of rates this ranged from **1.9% to 17.0%**, with a mean of 7.5% and a median value of 6.1%.

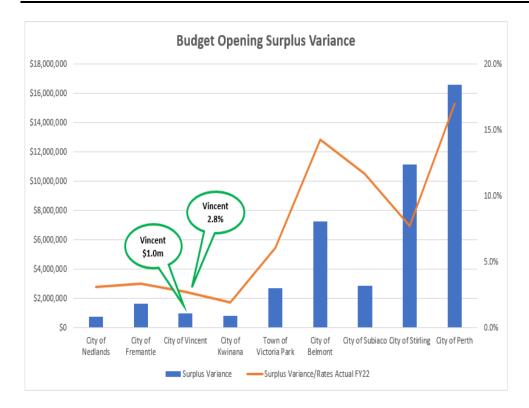
We will continue to review our processes year on year to ensure our estimated opening surplus is as accurate as possible. The analysis below does provide us with comfort that our estimate last year was one of the most accurate when benchmarked against several of our peers.

	Opening Surplus Variance	Surplus/Rates
City of Nedlands	781,589	3.1%
City of Fremantle	1,680,876	3.4%
City of Vincent	1,019,862	2.8%
City of Kwinana	827,711	1.9%
Town of Victoria Park	2,696,615	6.1%
City of Belmont	7,247,207	14.3%
City of Subiaco	2,900,200	11.7%
City of Stirling	11,170,108	7.7%
City of Perth	16,599,593	17.0%

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AUDIT COMMITTEE MINUTES

29 JUNE 2023



7.2 Organisation Structure

The Audit Committee requested that the CEO provide an update on the Organisation Structure in relation to the responsibilities of each directorate and capacity to deliver services and projects.

8 NEXT MEETING

31 August 2023

9 CLOSURE

There being no further business the meeting closed at 6.10pm.

These minutes were confirmed at the 31 August 2023 meeting of the Audit Committee as a true and accurate record of the Audit Committee meeting held on 29 June 2023

Signed: Mr Conley Manifis

Dated

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3.3 INFORMATION BULLETIN		
Attachments:	1.	Minutes of the Tamala Park Regional Council Meeting held on 22 June 2023 I 🖫
	2.	Unconfirmed Minutes of the Mindarie Regional Council Meeting 1 June 2023 I

- 3. Unconfirmed Minutes of the Mindarie Regional Council Special meeting held on 22 June 2023 1
- Unconfirmed Minutes of the Sustainability and Transport Advisory Group
 1 June 2023 1
- 5. Unconfirmed Minutes Arts Advisory Group -7 June 2023 I 🛣
- 6. Statistics for Development Services Applications as at the end of 30 June 2023 1
- 7. Register of Legal Action and Prosecutions Monthly Confidential
- 8. Register of State Administrative Tribunal (SAT) Appeals Progress report as at 30 June 2023 1
- 9. Register of Applications Referred to the Metro Inner-North Joint Development Assessment Panel Current J.
- 10. Register of Applications Referred to the Design Review Panel Current <u>U</u>
- 11. Register of Petitions Progress Report June 2023 😃 🛣
- 12. Register of Notices of Motion Progress Report June 2023 😃 🛣
- 13. Register of Reports to be Actioned Progress Report June 2023 I Ta
- 14. Council Workshop Items since 24 May.2023 🕂 🛣
- 15. Council Meeting Statistics 😃 🛣
- 16. Council Briefing Notes 13 June 2023 😃 🛣
- 17. Annual Place Plan Reviews Beaufort Street, Leederville and Mount Hawthorn <u>U</u>

RECOMMENDATION:

That Council RECEIVES the Information Bulletin dated July 2023.



Ordinary Meeting of Council

Thursday, 22 June 2023

MINUTES

Constituent Members: Cities of Perth, Joondalup, Stirling, Vincent and Wanneroo Towns of Cambridge and Victoria Park

MEMBERSHIP

OWNER COUNCIL	MEMBER	ALTERNATE MEMBER
Town of Cambridge	Cr Alaine Haddon-Casey	
City of Joondalup	Cr John Chester Cr Nige Jones	Cr Russ Fishwick Cr John Raftis
City of Perth	Cr Brent Fleeton	Cr Clyde Bevan
City of Stirling	Cr Tony Krsticevic Cr Suzanne Migdale Cr Bianca Sandri Cr Karlo Perkov	Cr David Lagan
Town of Victoria Park	Cr Bronwyn Ife	Cr Claire Anderson
City of Vincent	Cr Ashley Wallace	Cr Jonathan Hallett
City of Wanneroo	Cr Brett Treby Cr Glynis Parker	Cr Linda Aitken Cr Vinh Nguyen

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PRESENT	
Chair	Cr Bianca Sandri
Deputy Chair	Cr Suzanne Migdale
Councillors	Cr John Chester Cr Bronwyn Ife Cr Nige Jones Cr Tony Krsticevic Cr Glynis Parker Cr Karlo Perkov Cr Brett Treby Cr Ashley Wallace
Alternate Members	Nil
Staff	Mr Chris Adams (Chief Executive Officer) Mr Simon O'Sullivan (Manager Project Coordination) Mr Daniel Govus (Senior Governance Officer – City of Stirling)
Apologies Councillors	Cr Brent Fleeton
Leave of Absence	Nil
Absent	Cr Alaine Haddon-Casey
Consultants	Mr Alex Maguire (Satterley Property Group) Mr Drew Tomkins (Satterley Property Group) Mr Alan Abel (Satterley Property Group)
Apologies Participant Councils' Advisers	Mr Stuart Jardine (City of Stirling) Mr Mat Humfrey (City of Joondalup) Mr David MacLennan (City of Vincent) Mr Daniel Simms (City of Wanneroo) Ms Michelle Reynolds (City of Perth) Mr Anthony Vuleta (Town of Victoria Park)
In Attendance Participant Councils' Advisers	Ms Noelene Jennings (City of Wanneroo) Mr Greg Bowering (City of Wanneroo) Mr Stevan Rodic (City of Stirling) Mr Gary Tuffin (Town of Cambridge)
Members of the Public	Nil
Press	Nil

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OFFICIAL OPENING

The Chair declared the meeting open at 6:01pm.

1. APOLOGIES AND LEAVE OF ABSENCE

Councillor Tony Krsticevic requested a leave of absence for the period 30 August 2023 to 18 October 2023 inclusive.

Councillor Suzanne Migdale requested a leave of absence for the period 9 July 2023 to 20 July 2023 inclusive.

Councillor Karlo Perkov requested a leave of absence for the period 9 July 2023 to 13 August 2023 inclusive.

Councillor Bianca Sandri requested a leave of absence for the period 6 August 2023 to 11 September 2023 inclusive.

Moved Cr Wallace, Seconded Cr Ife.

That Council APPROVES:

- 1. Councillor Tony Krsticevic's request for a leave of absence for the period 30 August 2023 to 18 October 2023 inclusive.
- 2. Councillor Suzanne Migdale's request for a leave of absence for the period 9 July 2023 to 20 July 2023 inclusive.
- 3. Councillor Karlo Perkov's request for a leave of absence for the period 9 July 2023 to 13 August 2023 inclusive.
- 4. Councillor Bianca Sandri's request for a leave of absence for the period 6 August 2023 to 11 September 2023 inclusive.

The Motion was put and declared CARRIED (10/0).

DISCLOSURE OF INTERESTS

Councillor Bianca Sandri disclosed an impartial interest in Item 14.2 as Emerge and Plan E are known to her business.

2. PUBLIC STATEMENT/QUESTION TIME

Nil.

3. ANNOUNCEMENTS BY CHAIR (WITHOUT DISCUSSION)

Nil.

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4. PETITIONS

Nil.

5. CONFIRMATION OF MINUTES

6.1. CONFIRMATION OF MINUTES

Moved Cr Migdale, Seconded Cr Krsticevic.

That the Council CONFIRMS and the Chair signs the minutes from the Ordinary Meeting of Council held 20 April 2023 as a true and accurate record of proceedings.

The Motion was put and declared CARRIED (10/0).

6. BUSINESS ARISING FROM MINUTES

Nil.

7. ADMINISTRATION REPORTS AS PRESENTED

8.1. BUSINESS REPORT – MONTH ENDING 31 MAY 2023

Moved Cr Chester, Seconded Cr Jones.

That the Council RECEIVES the Business Report for the month ending 31 May 2023.

The Motion was put and declared CARRIED (10/0).

8.2. STATEMENT OF FINANCIAL ACTIVITY - APRIL 2023

Moved Cr Chester, Seconded Cr Migdale.

That the Council RECEIVES and NOTES the Statement of Financial Activity for the month ending 30 April 2023.

The Motion was put and declared CARRIED (10/0).

8.3. LIST OF MONTHLY ACCOUNTS SUBMITTED - APRIL 2023

Moved Cr Migdale, Seconded Cr Wallace.

That the Council:

- 1. RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for April 2023 \$12,447,070.38.
- 2. APPROVES the CEO Credit Card Statement for April 2023.

The Motion was put and declared CARRIED by exception resolution (10/0).

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8.4. STATEMENT OF FINANCIAL ACTIVITY - MAY 2023

Moved Cr Migdale, Seconded Cr Wallace.

That the Council RECEIVES and NOTES the Statement of Financial Activity for the month ending 31 May 2023.

The Motion was put and declared CARRIED by exception resolution (10/0).

8.5. LIST OF MONTHLY ACCOUNTS SUBMITTED - MAY 2023

Moved Cr Migdale, Seconded Cr Wallace.

That the Council:

- 1. RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for May 2023 \$2,744,030.31.
- 2. APPROVES the CEO Credit Card Statement for May 2023.

The Motion was put and declared CARRIED by exception resolution (10/0).

8.6. PROJECT FINANCIAL REPORT - APRIL 2023

Moved Cr Migdale, Seconded Cr Wallace.

That the Council RECEIVES the Project Financial Report (April 2023) submitted by the Satterley Property Group.

The Motion was put and declared CARRIED by exception resolution (10/0).

8.7. SALES AND SETTLEMENT REPORT – MONTH ENDING 31 MAY 2023

Moved Cr Chester, Seconded Cr Migdale.

That the Council RECEIVES the Sales and Settlement Report for the month ending 31 May 2023.

The Motion was put and declared CARRIED (10/0).

8.8. ESTABLISHMENT AGREEMENT – UPDATE ON AMENDMENT

Moved Cr Migdale, Seconded Cr Krsticevic.

That the Council:

- 1. NOTE the status of proposed amendments to the TPRC Establishment Agreement and the associated works program with the proposed change of organisational name from Tamala Park Regional Council to Catalina Regional Council.
- 2. SELECT Concept 4 as the preferred logo/corporate identity for the newly named Catalina Regional Council.

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During debate Cr Krsticevic removed his support as the recommendation's seconder.

Moved Cr Migdale, Seconded Cr Ife.

That the Council:

- 1. NOTE the status of proposed amendments to the TPRC Establishment Agreement and the associated works program with the proposed change organisational name from Tamala Park Regional Council to Catalina Region Council.
- 2. SELECT Concept 4 as the preferred logo/corporate identity for the new named Catalina Regional Council.

The Motion was put and declared CARRIED (5/5).

For: Councillors Ife, Jones, Migdale, Parker and Treby. **Against:** Councillors Chester, Krsticevic, Perkov, Sandri and Wallace. **Casting Vote For:** Councillor Sandri.

8.9. SCOPING STUDY – TPRC AND MRC COLLABORATION OPPORTUNITIES

Moved Cr Treby, Seconded Cr Parker.

That the Council APPROVE co-funding a Scoping Study with the Mindarie Region Council that explores options, opportunities, risks, costs and impediments for potential greater collaboration and/or resource sharing between the two Local Government authorities.

The Motion was put and declared CARRIED (10/0).

8.10. PROPERTY CONGRESS 2023: TPRC ATTENDANCE

Moved Cr Jones, Seconded Cr Ife.

That the Council APPROVES Cr Nige Jones' attendance at the 2023 Property Congress in Adelaide from 11 - 13 September 2023.

The Motion was put and declared CARRIED (5/5).

For: Councillors Chester, Ife, Jones, Migdale, Perkov. **Against:** Councillors Krsticevic, Parker, Sandri, Treby, Wallace. **Casting Vote For:** Councillor Sandri.

9. COMMITTEE REPORTS

AUDIT and RISK COMMITTEE (19 JUNE 2023)

9.1. FINANCIAL MANAGEMENT REVIEW

Moved Cr Treby, Seconded Cr Krsticevic.

Page 7 of 12

That the Council:

- 1. RECEIVES the Moore Australia Financial Management Review (June 2023) the TPRC financial management systems and procedures in accordance with *Local Government* (*Financial Management*) Regulations.
- 2. NOTES the recommended changes to the TPRC financial management systems and procedures in accordance with the Moore Australia Financial Management Review (June 2023).

The Motion was put and declared CARRIED (10/0).

9.2. REVIEW OF LOT PRICING POLICY

Moved Cr Treby, Seconded Cr Krsticevic.

That Council ADOPTS the Lot Pricing Policy (June 2023).

The Motion was put and declared CARRIED (10/0).

9.3. REVIEW OF FRAUD AND CORRUPTION PREVENTION POLICY

Audit and Risk Committee Recommendation

That the Council DELETES the Fraud and Corruption Prevention Policy.

Moved Cr Migdale, Seconded Cr Parker.

That the Council REVIEWS the Fraud and Corruption Prevention Policy.

The Motion was put and declared CARRIED (10/0).

MANAGEMENT COMMITTEE (18 MAY 2023)

9.4. PROJECT BUDGET FYE 2024 (MAY 2023)

Moved Cr Migdale, Seconded Cr Krsticevic.

That the Council APPROVES the Project Budget FYE 2024 (May 2023), submitted by the Satterley Property Group, including the updated long-term Project Forecast to be used for the purposes of project and financial planning and as the basis for preparation of the TPRC Budget FYE 2024.

The Motion was put and declared CARRIED (10/0).

9.5. NEERABUP ROAD BUS UNDERPASS AND SUPPORTING ROAD NETWORK

Moved Cr Treby, Seconded Cr Parker.

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That the Council:

- 1. COMMITS to funding the design and construction of the remaining future Clarkson train station to Mindarie Marina bus route road network with Catalina by FYE 2025, subject to reasonable design and construction cos being achieved.
- 2. INFORMS the Perth Transport Authority of its plans to achieve 1. above and ADVOCATES that it allocate funds to construct the Neerabup Road bus underpass in FYE 2025.

The Motion was put and declared CARRIED by ABSOLUTE MAJORITY (10/0).

10. ELECTED MEMBERS MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil.

11. QUESTIONS BY ELECTED MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil.

12. URGENT BUSINESS APPROVED BY THE CHAIR

Nil.

13. GENERAL BUSINESS

Nil.

14. DECISION TO MOVE TO CONFIDENTIAL SESSION

Moved Cr Treby, Seconded Cr Krsticevic.

That:

- 1. Item 14.1 REVIEW OF DEVELOPMENT MANAGER APPOINTMENT TO STAGE 4 be CONSIDERED Behind Closed Doors in accordance with Sections 5.23(2)(c) and (e) of the *Local Government Act 1995*, which permits the meeting to be closed to the public for business relating to the following:
 - c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting;
 - e) a matter that if disclosed, would reveal -
 - (ii) information that has a commercial value to a person; or
 - (iii) information about the business, professional, commercial or financial affairs of a person.

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2. Item 14.2 – LANDSCAPE ARCHITECHTURE CONSULTANCY SERVICES – REQUEST FOR MUTUAL TERMINATION OF CURRENT CONTRACT AND TENDER OF NEW CONTRACT (TENDER 02/2023) be CONSIDERED Behind Closed Doors in accordance with Sections 5.23(2)(c) and (e) of the Local Government Act 1995, which permits the meeting to be closed to the public for business relating to the following: a contract entered into, or which may be entered into, by the local government C) and which relates to a matter to be discussed at the meeting; e) a matter that if disclosed, would reveal information that has a commercial value to a person; or (ii) (iii) information about the business, professional, commercial or financial affairs of a person. 3. Item 14.3 – ANNUAL MARKETING PLAN FYE 2024 be CONSIDERED Behind Closed Doors in accordance with Sections 5.23(2)(c) and (e) of the Local Government Act 1995, which permits the meeting to be closed to the public for business relating to the following: a contract entered into, or which may be entered into, by the local government C) and which relates to a matter to be discussed at the meeting; a matter that if disclosed, would reveal e) (ii) information that has a commercial value to a person; or (iii) information about the business, professional, commercial or financial affairs of a person. 4. Item 14.4 - REPORT ON IMPLEMENTATION - TPRC RISK MANAGEMENT FRAMEWORK be CONSIDERED Behind Closed Doors in accordance with Sections 5.23(2)(c) and (e) of the Local Government Act 1995, which permits the meeting to be closed to the public for business relating to the following: a contract entered into, or which may be entered into, by the local government C) and which relates to a matter to be discussed at the meeting; e) a matter that if disclosed, would reveal information that has a commercial value to a person; or (ii) (iii) information about the business, professional, commercial or financial affairs of a person. 5. Item 14.5 - ANNUAL PLAN FYE 2024 be CONSIDERED Behind Closed Doors in accordance with Sections 5.23(2)(c) and (e) of the Local Government Act 1995, which permits the meeting to be closed to the public for business relating to the following: a contract entered into, or which may be entered into, by the local government C) and which relates to a matter to be discussed at the meeting; a matter that if disclosed, would reveal e) information that has a commercial value to a person; or (ii) (iii) information about the business, professional, commercial or financial affairs of a person. The Motion was put and declared CARRIED (10/0). At 6:55pm the meeting was closed to the public, and all attendees who were not required left the meeting prior to consideration of Item 14.1. Page 10 of 12

14.1. CONFIDENTIAL: REVIEW OF DEVELOPMENT MANAGER APPOINTMENT TO STAGE 4

Moved Cr Chester, Seconded Cr Treby.

That the Council:

- 1. ACCEPTS that Satterley Property Group Pty Ltd has substantially performed and observed its obligations under the Development Management Agreement (2010) for Stage 3 of the Catalina Project for the period up to May 2023.
- 2. APPROVES the appointment of Satterley Property Group Pty Ltd as the Development Manager to Stage 4 of the Catalina Project as shown on the amended Staging Plan (2021), noting that:
 - a) a portion of the Stage 4 area will not be available for development until the landfill site buffer and associated development impediments affecting land in Catalina Central are resolved and the Western Australian Planning Commission-owned land in Catalina Green is acquired;
 - b) the Chief Executive will seek to negotiate with Satterley tailored sales commission fees for the sale of strategic development sites in the Stage 4 area as a variation to fee arrangements under the Development Management Agreement (2010) given the likelihood that these sites will be sold through alternative sales methods that vary from the approach typically employed with individual lot sales.
- 3. PROVIDES written notice to Satterley Property Group Pty Ltd of Points 1 and 2 above in accordance with the Development Management Agreement (2010).

The Motion was put and declared CARRIED (10/0).

14.2. CONFIDENTIAL: LANDSCAPE ARCHITECTURE CONSULTANCY SERVICES – REQUEST FOR MUTUAL TERMINATION OF CURRENT CONTRACT AND TENDER OF NEW CONTRACT (TENDER 02/2023)

Moved Cr Chester, Seconded Cr Migdale.

That the Council:

- 1. PROCEEDS with the confidential recommendation as outlined in the Confidential Agenda.
- 2. RESOLVES that this report, attachments and resolution remain confidential in accordance with section 5.23(2)(c) and (e) of the *Local Government Act* 1995.

The Motion was put and declared CARRIED (10/0).

14.3. CONFIDENTIAL: ANNUAL MARKETING PLAN FYE 2024

Moved Cr Migdale, Seconded Cr Chester.

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That the Council:

- 1. PROCEEDS with the confidential recommendation as outlined in the Confidential Agenda.
- 2. RESOLVES that this report, attachments and resolution remain confidential in accordance with section 5.23(2)(c) and (e) of the *Local Government Act1995*.

The Motion was put and declared CARRIED (10/0).

14.4. CONFIDENTIAL: REPORT ON IMPLEMENTATION - TPRC RISK MANAGEMENT FRAMEWORK

Moved Cr Treby, Seconded Cr Parker.

That the Council:

- 1. PROCEEDS with the confidential recommendation as outlined in the Confidential Agenda.
- 2. Resolves that this report, attachments and resolution remain confidential in accordance with section 5.23(2)(c) and (e) of the *Local Government Act1995*.

The Motion was put and declared CARRIED (10/0).

14.5. CONFIDENTIAL: ANNUAL PLAN FYE 2024

Moved Cr Migdale, Seconded Cr Parker.

That the Council:

- 1. PROCEEDS with the confidential recommendation as outlined in the Confidential Agenda.
- 2. RESOLVES that this report, attachments and resolution remain confidential in accordance with section 5.23(2)(c) and (e) of the *Local Government Act1995*.

The Motion was put and declared CARRIED (10/0).

Moved Cr Migdale, Seconded Cr Treby.

That the meeting be REOPENED to the public.

The Motion was put and declared CARRIED (10/0).

At 7:12pm the meeting was reopened to the public.

15. FORMAL CLOSURE OF MEETING

The Chair declared the meeting closed at 7:13pm.

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MINUTES

ORDINARY COUNCIL MEETING

TIME: 6.30 PM

01 JUNE 2023

TOWN OF CAMBRIDGE

Constituent Members: Cities of Perth, Joondalup, Stirling, Vincent and Wanneroo Towns of Cambridge and Victoria Park



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1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Chair declared the meeting open at 6.31 pm.

2 ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

Councillor Attendance

Cr K Vernon (Chair) Cr A Jacob JP (Deputy Chair) Cr C May Cr L Gobbert, JP Cr J Ferrante Cr C Hatton *arrived 6.32 pm* Cr Lisa Thornton Cr A Castle Cr F Cvitan, JP Cr P Miles Cr K Shannon Town of Victoria Park City of Joondalup City of Joondalup City of Perth City of Stirling City of Stirling City of Stirling City of Stirling City of Vincent City of Wanneroo City of Wanneroo Town of Cambridge

MRC Officers

Mr S Cairns (Chief Executive Officer) Ms A Arapovic (Finance Manager) Mr A Griffiths (Project and Procurement Manager) Mr M Hattingh (Operations Manager) Ms S Cherico (Human Resources Officer) Ms D Toward (Executive Support)

Apologies

Cr E Re

City of Stirling

Approved leave of absence Nil

Member Council Observers Mr G Tuffin

Mr N Claassen Mr M Pennington Mr G Taylor Mr A Murphy Mr H Singh Mr A Kowero Mr J Wong Town of Cambridge City of Joondalup City of Joondalup City of Perth City of Stirling City of Wanneroo City of Wanneroo Town of Victoria Park

Visitors Nil

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3 DECLARATION OF INTERESTS

Nil

4 PUBLIC QUESTION TIME

Public question time opened at 6.33 pm There were no members of the public present. Public question time closed at 6.33 pm

5 ANNOUNCEMENT BY THE PRESIDING PERSON

Nil

6 APPLICATION FOR LEAVE OF ABSENCE

Nil

7 PETITIONS/DEPUTATIONS/PRESENTATIONS

Nil

8 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

8.1 ORDINARY COUNCIL MEETING – 27 APRIL 2023

The Minutes of the Ordinary Council Meeting held on 27 April 2023 have been printed and circulated to members of the Council.

RESPONSIBLE OFFICER RECOMMENDATION

That the Minutes of the Ordinary Meeting of Council held on 27 April 2023 be confirmed as a true record of the proceedings.

Moved Cr Vernon, seconded Cr Hatton RESOLVED That the recommendation be adopted (CARRIED UNANIMOUSLY 11/0)

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9 CHIEF EXECUTIVE OFFICER REPORTS

9.1 FINANCIAL STATEMENTS FOR THE MONTH ENDED 30 APRIL 2023		
File Number:	GF-23-000000019	
Appendix(s):	Appendix No. 1 and 2.	
Date:	12 MAY 2023	
Responsible Officer:	FINANCE MANAGER	

SUMMARY

The purpose of this report is to provide financial reporting in line with statutory requirements which provides useful information to stakeholders of the Council.

BACKGROUND

Reporting requirements are defined by Financial Management Regulations 34 of the Local Government (Financial Management) Regulations 1996.

The financial statements presented for each month consist of:

- Statement by Comprehensive Income by Nature and Type
- Operating Income Statement by Program
- Statement of Financial Activity
- Statement of Reserves
- Statement of Investing Activities
- Tonnage Report

DETAIL

The Financial Statements for the month ended 30 April 2023 is attached at **Appendix No. 1** to this Item. The Tonnage Report for the month up to 30 April 2023 is attached at **Appendix No. 2**.

The complete suite of Financial Statements which includes the Income Operating Statements, Statement of Financial Position, Statement of Financial Activity and other related information are reported on a monthly basis.

The estimates for Provisions for Amortisation of Cell Development, Capping and Post Closure expenditure are based on the estimated rates per tonne calculated with reference to estimated excavation cost of various stages of the landfill and the life of the landfill. An adjustment is made (if necessary) at the end of the year based on actual tonnages on a survey carried out to assess the "air space" remaining and other relevant information.

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MINDARIE REGIONAL COUNCIL ORDINARY COUNCIL MEETING MINUTES 01 JUNE 2023

Summary of results for the year to date period ended 30 April 2023

	YTD Budget	YTD Actual	Variance
	t	t	t
Tonnes – Members	145,950	143,648	(2,302)
Tonnes – Others	40,913	41,890	977
TOTAL TONNES	186,863	185,538	(1,325)
	\$	\$	\$
Revenue – User Charges	27,718,613	27,455,138	(263,475)
Revenue – Other	5,483,102	5,579,297	96,196
TOTAL REVENUE	33,201,715	33,034,435	(167,279)
Expenses	(29,039,069)	(29,073,481)	(34,411)
NET SURPLUS/(DEFICIT)	4,162,646	3,960,954	(201,691)

Mindarie Regional Council financial position for the period ending 30 April 2023 reflects its performance from 1 July 2022 to 30 April 2023. Council's operations have been conducted in line with the adopted budged. As a result of the MRC's mid-year budget review and budget adjustments approved at the OCM 23 February, also in line with materiality adopted by the Council, variances below \$50k do not attract comments.

User charges

Total user charges are \$263k below year to date budget mainly due to less tonnages received from some of the Member Councils.

Member Councils have delivered 2,302t below budgeted for the year abated by 977 higher tonnes from casual and trade customers. The trade customer tonnes year to date include 27,358 tonnes delivered through the waste discounted rate tender.

Other Revenue

A positive variance of \$96k exists in other revenue/charges due to the continuation of strong interest rates in cash savings, cash management accounts and term deposits.

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Expenses

Depreciation is \$190k above budget mainly due to revaluation of RRF infrastructure assets end of last financial year that impacted opening balances and the depreciation in this financial year.

DEP landfill levy is \$90k below budget which is tonnage driven.

The net result variance is \$201,691 or 5% against year to date budget.

VOTING REQUIREMENT Simple Majority

RESPONSIBLE OFFICER RECOMMENDATION

That Council:

Receive the Financial Statements set out in Appendix No. 1 for the month ended 30 April 2023.

Moved Cr Cvitan, seconded Cr Ferrante RESOLVED That the recommendation be adopted (CARRIED UNANIMOUSLY 11/0)

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9.2	LIST OF PAYMENTS MADE FOR THE MONTH ENDED 30 April 2023
File No:	GF-23-000019
Appendix(s):	Appendix No. 3
Date:	12 May 2023
Responsible Officer:	Finance Manager

SUMMARY

The purpose of this report is to provide details of payments made during the periods identified above. This is in line with the requirement under the delegated authority to the Chief Executive Officer (CEO), that a list of payments made from the Municipal Fund since the last Ordinary Council meeting be presented to Council.

COMMENT

The lists of payments for the months ended 30 April, 2023 is at **Appendix 3** to this Item and presented to Council for noting. Payments have been made in accordance with the delegated authority to the CEO which allows payments to be made between meetings. At the Ordinary Council Meeting held on 29 September 2022, the Council delegated to the CEO the exercise of its power to make payments from the Municipal Fund. In order to satisfy the requirements of Clause 13(2) of the Local Government (Financial Management) Regulations, a list of payments made must be submitted to the next Council meeting following such payments.

It should be noted that generally all payments are GST inclusive and the Mindarie Regional Council is able to claim this tax as an input credit when GST remittances are made each month to the Australian Tax Office.

Months Ended	Account	Vouchers	Amount
		Cheques	\$660.00
		EFT	\$3,903,408.58
30 April 2023	General	DP	\$396,265.14
	Municipal	Inter account transfers	\$0.00
		Total	\$4,300,333.72

VOTING REQUIREMENT

Simple Majority

RESPONSIBLE OFFICER RECOMMENDATION

That Council:

Note the list of payments made under delegated authority to the Chief Executive Officer, for the month ended 30 April 2023.

Moved Cr May, seconded Cr Vernon RESOLVED That the recommendation be adopted (CARRIED UNANIMOUSLY 11/0)

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9.3	REVIEW OF THE MRC'S CORPORATE BUSINESS PLAN
File No:	GF-23-0000202
Appendix(s):	Appendix 4 – Draft Corporate Business Plan Appendix 5 – Draft Long Term Financial Plan Appendix 6 – Draft Asset Management Plan Appendix 7 – Draft Workforce Plan
Date:	19 May 2023
Responsible Officer:	Chief Executive Officer

SUMMARY

This report presents the Mindarie Regional Council's (MRC) Corporate Business Plan and associated informing plans to Council for consideration as required under the *Local Government Act 1995* and the *Local Government (Administration) Regulations 1996*.

BACKGROUND

The MRC's current Corporate Business Plan was adopted by Council at its meeting on 06 April 2017.

The Corporate Business Plan is required to be reviewed every four years under the requirements of the *Local Government (Administration) Regulations 1996.* A review was due in 2021; a point acknowledged by the MRC in 2021 when the MRC informed the Department of Local Government, Sport and Cultural Industries that the MRC was not able to meet its obligation under the Regulations to carry out a 4 yearly review of the Strategic Community Plan due to a number of matters.

On 27 April 2023 Council adopted the Strategic Community Plan 2023-2032 (SCP) providing the MRC with its long term strategy which has driven the development of the new Corporate Business Plan together with new informing plans: Long Term Financial Plan, Asset Management Plan and Workforce Plan.

DETAIL

The Integrated Planning and Reporting Framework is the overarching framework which encompasses the Strategic Community Plan, Corporate Business Plan, Long Term Financial Plan and the Workforce Plan. These are a set of strategic and operational documents that all Local Governments in Western Australia are required to follow.

The Corporate Business Plan is a planning tool that translates the priorities of the Strategic Community Plan into projects and services and is informed by the Long Term Financial Plan, Asset Management Plan and Workforce Plan. The Draft Corporate Business plan and the draft informing plans are presented to Council for consideration and endorsement and outline the way forward for the MRC and the mechanism by which it will deliver on the MRCs **Vision**, *'Collaborating for a regional Circular Economy'*, and **Mission**, *'To deliver sustainable waste management options for members'*.

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INFORMING PLANS:

The Long Term Financial Plan (LTFP)

The LTFP is based on the MRC's SCP 2023-32. The LTFP estimates are an integral part of Council's strategic planning process, informing the Corporate Business Plan which activates SCP objectives. It indicates the MRC's long-term financial sustainability, allows early identification of financial issues and their longer-term impacts.

It has been prepared based on a number of objectives and assumptions that are outlined in this document. Strategies, priorities, issues, and risks are all dynamic influences in relation to any planning. These estimates are set against economic uncertainty and will be reviewed every twelve months to reflect the prevailing economic conditions and changing demands placed on the MRC.

Asset Management Plan (AMP)

The AMP is based on the MRC's SCP 2023-32. Aligning the AMP needs around the MRC's service delivery, future endorsed projects and initiatives and the asset life cycle ensures that asset needs are met as service and project requirements change.

The Workforce Plan (WP)

The WP is based on the MRC's SCP 2023-2032. The WP aligns the organisation's workforce needs with the MRC's current service delivery and operational requirements, as defined in the CBP.

STRATEGIC IMPLICATIONS

The Integrated Planning Framework ensures that the future of local governments is set using long term strategies backed by shorter termed implementation plans.

An important element of the Framework is the need for the Plans to be reviewed regularly, accepting that the services required to meet the needs of the member councils change over time, and ensuring that the Plans keep up with these changes and remain relevant over their life span.

It is a regulatory requirement that all Local Governments review their Corporate Business Plans annually. The annual review will ensure that the MRC remains focussed on its future. The plan will be referenced in reports to council and used in discussions with the Strategic Working Group.

FINANCIAL IMPLICATIONS

The Corporate Business Plan 2023-2027 details the services, projects and capital programs to be delivered, and is informed by the Long Term Financial Plan and annual budgets covering the period of the plan.

COMMENT

The Corporate Business Plan 2023-2027 outlines how the MRC will use its resources over the next 4 years and is guided by the Long Term Financial Plan, Asset Management Plan and Workforce Plan. Together, these will be used to drive improvements and efficiencies to benefit its Members in line with the MRC's newly endorsed SCP, **Vision** *'Collaborating for a regional Circular Economy'* and **Mission**, *'To deliver sustainable waste management options for members'*.

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Through the strategies and performance targets set within the Plan, the MRC will seek to continue to deliver the best-practice waste management services currently delivered at the Tamala Park Waste Management Facility and provide access to the best possible options available which align with the requirements of the Western Australian Waste Avoidance and Resource Recovery Strategy 2030 (WARR Strategy) and all member councils' DWER-approved Waste Plans.

The Tamala Park Landfill's operational life is due to end during the period of the MRC's newly endorsed SCP, and this draft CBP contains actions which will ensure that this is managed efficiently alongside identifying what the future holds for the site, and how that will be delivered. Actions are also included within the Plan which will set a baseline for the organisation's environmental impact, and provide impetus to identify future actions to reduce this.

The plan will be updated annually, to reflect progress towards the targets stated within it, the ever-changing environment in which the MRC operates, all in in alignment with the direction set by council through the SCP.

LEGAL COMPLIANCE

Under Section 5.56 of the Local Government Act 1995, local governments are required to 'plan for the future of the district'. The Local Government (Administration) Regulations (1996) 19DA require local governments to have a CBP to cover a period of 4 years, reviewed annually.

Extract of *LG* (*Admin*) *Regulations* 1996 extracts from legislation as it relates to this report. 19DA. Corporate business plans, requirements for (Act s. 5.56)

- A local government is to ensure that a corporate business plan is made for its district in accordance with this regulation in respect of each financial year after the financial year ending 30 June 2013.
- (2) A corporate business plan for a district is to cover the period specified in the plan, which is to be at least 4 financial years.
- (3) A corporate business plan for a district is to
 - (a) set out, consistently with any relevant priorities set out in the strategic community plan for the district, a local government's priorities for dealing with the objectives and aspirations of the community in the district; and
 - (b) govern a local government's internal business planning by expressing a local government's priorities by reference to operations that are within the capacity of the local government's resources; and
 - (c) develop and integrate matters relating to resources, including asset management, workforce planning and long-term financial planning.
- (4) A local government is to review the current corporate business plan for its district every year.
- (5) A local government may modify a corporate business plan, including extending the period the plan is made in respect of and modifying the plan if required because of modification of the local government's strategic community plan.
- (6) A council is to consider a corporate business plan, or modifications of such a plan, submitted to it and is to determine* whether or not to adopt the plan or the modifications.

*Absolute majority required.

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(7) If a corporate business plan is, or modifications of a corporate business plan are, adopted by the council, the plan or modified plan applies to the district for the period specified in the plan.

VOTING REQUIREMENT

Simple Majority / Absolute Majority

RESPONSIBLE OFFICER RECOMMENDATION

That the Council:

1. Adopt the Corporate Business Plan 2023 - 2027, as contained in Appendix 4

(By Absolute Majority)

2. Endorse the following supporting plans: Long Term Financial Plan 2023-2032; Asset Management Plan 2023-2032; and Workforce Plan 2023-2027 as contained in Appendices 5, 6 and 7.

Moved Cr Vernon, seconded Cr Shannon

Moved Cr Miles seconded Cr Cvitan. Procedural motion That the item be deferred. Reason: So that the CEO can take the item to the Strategic Working Group.

(CARRIED by majority 8/3) For: Crs Cvitan, Ferrante, Gobbert, Hatton, Jacob, May, Miles and Thornton Against: Crs Castle, Shannon and Vernon

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9.4	MRC WASTE PLAN
File No:	GF-22-0000400
Appendix(s):	Appendix 8: MRC Waste Plan 2023
Date:	19 May 2023
Responsible Officer:	Manager Projects and Procurement

SUMMARY

The report seeks Council's endorsement and adoption of the Mindarie Regional Council's (MRC) Waste Plan 2023.

BACKGROUND

At the 28 January 2021 Ordinary Council Meeting, Council endorsed the MRC's Final Waste Plan. The MRC submitted the Final Waste Plan to the Director General of the Department of Water and Environmental Regulation (DWER) prior to the 31 March 2021 deadline and included references to the objectives derived from the Strategic Community Plan (SCP) 2018 – 2037 and advised that the SCP and associated plans were undergoing a strategic operational review.

The update Strategic Community Plan 2023 – 2032 has recently been endorsed by Council at the 23 February 2023 Ordinary Council Meeting and an updated Waste Plan 2023 has been developed to align with these objectives and the Western Australia Waste Avoidance and Resource Recovery Strategy 2030 (Waste Strategy).

DETAIL

In November 2019, the MRC received notice from the Director General of the Department of Water and Environmental Regulation (DWER) that the MRC is required to prepare a waste plan under section 40(4) of the Waste Avoidance and Resource Recovery Act 2007 (WARR Act).

Waste Strategy and waste plans

In line with this, the Waste Strategy includes a headline strategy to "Implement local government waste plans, which align local government waste planning processes with the Waste Strategy".

Waste plans are to provide a link between the targets and objectives of the Waste Strategy and local government's waste management activities.

The purpose of the waste plans is to:

- Align local government waste management activities with the Waste Strategy;
- Map current performance and establish a benchmark to achieve Waste Strategy targets
- Monitor progress on local government achievements of the Waste Strategy targets; and
- Design programs and activities which will support the implementation of waste plans.

All local governments and regional local governments (commonly referred to as regional councils) located in the Perth metropolitan region and Peel region, and major regional centres that provide waste services, were required to develop waste plans for the 2020/21 financial year, and perform their functions in respect of waste management in accordance with their plans.

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The MRC submitted the Council endorsed Final Waste Plan to DWER on 11 February 2021. To ensure the DWER reporting deadline requirements of 31 March 2021 were met, the MRC developed the Final Waste Plan to reflect the MRC's current operational status, with commentary noting that the Waste Plan was subject to change, pending the outcomes of the MRC's review of its SCP and related plans.

In April 2021, DWER acknowledged receipt of the waste plan and the ongoing strategic operational review. DWER also provided feedback on the level of detail provided in the waste plan and requested an update as to the progress of the operational review.

The MRC has since met, and exchanged correspondence, with DWER representatives on numerous occasions to provide updates and anticipated timelines.

In September 2022, MRC received notice from the Director General of DWER requesting a further update as to how the waste plan feedback would be addressed to align with the Waste Strategy and to submit a revised Council endorsed waste plan by 30 June 2023.

In February 2023, DWER representatives attended the second MRC Strategic Workshop and have been kept informed of the MRC progress in this space.

The MRC Waste Plan 2023, attached to this report, has been developed in alignment with the objectives of the MRC SCP, Waste Strategy and addressing feedback from DWER.

It should be noted that the first annual reports on the implementation for the waste plans for the 2022/23 financial year are due on 1 October 2023.

CONSULTATION

The plan was developed in consultation with MRC and DWER officers through various workshops and a draft submission / feedback process.

STATUTORY ENVIRONMENT

The MRC is required to prepare a waste plan under section 40(4) of the WARR Act.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Section 6.2(2) of the Local Government Act 1995 requires local governments to have regard to their plans for the future (which include waste plans made under section 40 of the WARR Act) in preparation of their annual budget.

VOTING REQUIREMENT

Simple majority

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RESPONSIBLE OFFICER RECOMMENDATION

That the Council:

Endorses and adopts the MRC's Waste Plan and authorises the CEO to submit the Waste Plan to the DWER for assessment.

Moved Cr Vernon, seconded Cr Shannon

Moved Cr Miles seconded Cr Cvitan. Procedural motion: That the item be deferred. Reason: So that the matter can be discussed with the Strategic Working Group.

(CARRIED by majority 7/4) For: Crs Cvitan, Ferrante, Gobbert, Hatton, Jacob, Miles and Thornton Against: Crs Castle, May, Shannon and Vernon

10 MEMBERS INFORMATION BULLETIN – ISSUE NO. 76

RESPONSIBLE OFFICER RECOMMENDATION

That the Members Information Bulletin Issue No. 76 be received.

Moved Cr Miles, seconded Cr Cvitan RESOLVED That the recommendation be adopted (CARRIED UNANIMOUSLY 11/0)

11 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

12 URGENT BUSINESS

Nil

13 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

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In accordance with clause 10.1(h) of the Mindarie Regional Council Meeting Procedures Local Law 2020 and s5.23 of the Local Government Act 1995, the Chair requests the Council to meet "behind closed doors" to allow the Council to consider item 14.1 as the item is of a confidential nature.

No members of the public were present in the gallery.

Moved Cr Vernon, seconded Cr Ferrante Procedural Motion:

Closes the meeting to the members of the public at 6.52 pm to consider item
 14.1 in accordance with Section 5.23 of the *Local Government Act 1995*.
 Permits the MRC Chief Executive Officer, MRC staff and Member Council CEOs and Officers to remain in the chamber during discussion for item 14.1.

(CARRIED UNANIMOUSLY 11/0)

Doors closed at 6.52 pm

14 MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC

This Report is Confidential and dealt with in a Confidential Session, under section 5.23 (2) (c) of *The Local Government Act 1995* as the report deals with matters concerning risk.

14.1	WASTE TO ENERGY TENDER
File No:	GF-22-0000289
Attachment(s):	Attachment A – Member Council Resolutions Attachment B - Tender Evaluation Report
Date:	19 May 2023
Responsible Officer:	Chief Executive Officer

That Council:

- 1. Nominates Tenderer B as the first preferred tenderer for the Waste to Energy Tender.
- 2. Nominates Tenderer A as the second preferred tenderer for the Waste to Energy Tender.
- 3. Authorises the Chief Executive Officer to commence commercial discussions with the preferred tenderers identified in 1 and 2 above with the intention of agreeing the terms of a Draft Waste Supply Agreement between the MRC and a waste to energy service provider.
- 4. Authorises the CEO to negotiate with the MRC's member council CEOs on the terms of a Participants Agreement to support the MRC's ability to meet its obligations under the Waste Supply Agreement.

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5. Seeks a further report when the Waste Supply Agreement and Participant's Agreement are ready for Council's consideration.

Moved Cr Ferrante, seconded Cr Hatton

AMENDMENT

Moved Cr Vernon, seconded Cr Shannon

Add a point 6, to the end of the officer recommendation as read:

"6. Authorises the Chief Executive Officer to advise the Member Council CEOs in writing that they and/or the individual MRC Councillors are permitted to disclose the contents of Confidential Report 14.1 to their own Member Councils should they wish to do so in regard to any issues arising therefrom, provided that they do so as a confidential report to a meeting of their Council held in closed confidential session."

Reason

Each member council may wish to consider the implications of the resolutions made by other member councils on their decisions to delegate authority to their CEOs to finalise the WSAs and PAs. Since this information has been provided in confidential report to MRC, the ability for each member council, or MRC councillor to raise it at their own member council level either will be or may be restricted or prohibited in the absence of a resolution of MRC permitting them to consider this confidential information. Limiting the use of the information to a member council meeting in closed session will ensure the general cloak of confidentiality continues to operate over the information.

Moved Cr Vernon, seconded Cr Miles Procedural Motion: That the meeting now adjourn at 7.53pm

Meeting reopened at 8.17pm

The amendment was put:

(CARRIED by majority 6/5) For: Crs Castle, Ferrante, Hatton, Shannon, Thornton and Vernon. Against: Crs Cvitan, Gobbert, Jacob, May and Miles

SUBSTANTIVE MOTION AS AMENDED Meeting note:

The Chair directed that the substantive motion as amended be voted upon in two parts, points 1 to 5 was put:

- 1. Nominates Tenderer B as the first preferred tenderer for the Waste to Energy Tender.
- 2. Nominates Tenderer A as the second preferred tenderer for the Waste to Energy Tender.
- 3. Authorises the Chief Executive Officer to commence commercial discussions with the preferred tenderers identified in 1 and 2 above with the intention of agreeing the terms of a Draft Waste Supply Agreement between the MRC and a waste to energy service provider.

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- 4. Authorises the CEO to negotiate with the MRC's member council CEOs on the terms of a Participants Agreement to support the MRC's ability to meet its obligations under the Waste Supply Agreement.
- 5. Seeks a further report when the Waste Supply Agreement and Participant's Agreement are ready for Council's consideration.

(CARRIED UNANIMOUSLY 11/0)

Point 6 was Put:

6. Authorises the Chief Executive Officer to advise the Member Council CEOs in writing that they and/or the individual MRC Councillors are permitted to disclose the contents of Confidential Report 14.1 to their own Member Councils should they wish to do so in regard to any issues arising therefrom, provided that they do so as a confidential report to a meeting of their Council held in closed confidential session."

(CARRIED by majority 6/5) For: Crs Castle, Ferrante, Hatton, Shannon, Thornton and Vernon. Against: Crs Cvitan, Gobbert, Jacob, May and Miles

Moved Cr Vernon, seconded Cr May Procedural Motion: That Council:

• Reopen the meeting to members of the public at 8.30 pm

To re-open the meeting to the public

(CARRIED UNANIMOUSLY 11/0)

Doors re-opened at 8.30 pm, the Chair declared the meeting re-opened. As there were no members of the public present, the Chair noted the resolutions passed behind closed doors

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15 NEXT MEETING

The next Ordinary Council meeting is to be held on Thursday 13 July 2023 at the City of Stirling commencing at 6.30 pm.

16 CLOSURE

The Chair closed the meeting at 8.31pm and thanked the Town of Cambridge for their hospitality and use of their meeting facilities.

Signed		Chair
Dated	day of	2023



MINUTES

SPECIAL COUNCIL MEETING

TIME: 6.30 PM

22 JUNE 2023

CITY OF JOONDALUP

Constituent Members: Cities of Perth, Joondalup, Stirling, Vincent and Wanneroo Towns of Cambridge and Victoria Park



MINDARIE REGIONAL COUNCIL SPECIAL COUNCIL MEETING MINUTES 22 JUNE 2023

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MINDARIE REGIONAL COUNCIL NOTICE OF MEETING

20 June 2023

Councillors of the Mindarie Regional Council are advised that a Special Meeting of the Council will be held at the City of Joondalup at 6.30 pm on 22 June 2023.

The agenda pertaining to the meeting follows.

Your attendance is respectfully requested.

lelt

SCOTT CAIRNS CHIEF EXECUTIVE OFFICER

MINDARIE REGIONAL COUNCIL - MEMBERSHIP

Cr K Vernon (Karen) - Chair Town of Victoria Park Cr A Jacob, JP (Albert) - Deputy Chair City of Joondalup Cr C May (Christopher) City of Joondalup Cr L Gobbert, JP (Liam) City of Perth City of Stirling Cr C Hatton (Chris) Cr E Re (Elizabeth) City of Stirling Cr L Thornton (Lisa) City of Stirling City of Stirling Cr J Ferrante (Joe) City of Vincent Cr A Castle (Alex) Cr F Cvitan, JP (Frank) City of Wanneroo Cr P Miles (Paul) City of Wanneroo Town of Cambridge Cr K Shannon (Keri)

NB: Although some Councils have nominated alternate members, it is a requirement that a Council carries a specific resolution for each occasion that the alternate member is to act.

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Prior to the commencement of the meeting Chair outlined the meeting etiquette for the Special Council meeting by Zoom, voting to be by a show of hands and member council officers in attendance to turn off audio and video.

Council Members and Member Council Officers' Zoom connections were confirmed.

1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Chair declared the meeting open at 6.31pm.

The Chair welcomed Council Members, staff and member council officers to the meeting which was conducted both in person and by electronic means (Zoom) in accordance with the Local Government (Administration) Regulations 1996.

The Chair had previously authorised for all Councillors to attend the meeting electronically.

2 ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE

Councillor Attendance

The following Councillors connected to the meeting via ZOOM:

Cr K Vernon (Chair) Cr A Jacob JP (Deputy Chair) Cr C May Cr L Gobbert, JP Cr J Ferrante Cr C Hatton Cr E Re Cr Lisa Thornton Cr A Castle Cr F Cvitan, JP Cr P Miles Cr K Shannon Town of Victoria Park City of Joondalup City of Joondalup City of Perth City of Stirling City of Stirling City of Stirling City of Stirling City of Vincent City of Wanneroo City of Wanneroo Town of Cambridge

MRC Officers

The following MRC Officers attended the meeting in person: Mr S Cairns (Chief Executive Officer) Ms A Arapovic (Finance Manager) Mr A Griffiths (Project and Procurement Manager) Ms S Cherico (Human Resources Officer) Ms D Toward (Executive Support)

Apologies

Nil

Approved leave of absence Nil

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Member Council Observers

The following Member Council Observers connected to the meeting by Zoom: City of Joondalup Mr N Claassen Mr M Pennington City of Joondalup Mr A Mason Mr G Taylor City of Perth City of Perth Mr A Murphy City of Stirling Mr P Varris City of Vincent Mr H Singh City of Wanneroo Mr A Kowero City of Wanneroo Mr K Hincks Town of Cambridge

Visitors Nil

NII

3 DECLARATION OF INTERESTS

Nil

4 PUBLIC QUESTION TIME

Public question time opened at 6.35 pm There were no members of the public present. Public question time closed at 6.35 pm

5 ANNOUNCEMENT BY THE PRESIDING PERSON

The Chair announced that a Budget workshop will be held at the conclusion of the Special Council Meeting.

6

MINDARIE REGIONAL COUNCIL SPECIAL COUNCIL MEETING MINUTES 22 JUNE 2023

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CHIEF EXECUTIVE OFFICER REPORTS

6.1	REVIEW OF THE MRC'S CORPORATE BUSINESS PLAN
File No:	GF-23-0000202
Appendix(s):	Appendix 4 – Draft Corporate Business Plan Appendix 5 – Draft Long Term Financial Plan Appendix 6 – Draft Asset Management Plan Appendix 7 – Draft Workforce Plan
Date:	20 JUNE 2023
Responsible Officer:	Chief Executive Officer

At the Ordinary Council Meeting held on 01 June 2023, the officer recommendation for this item was Moved and Seconded, however before debate commenced a procedural motion was passed deferring (adjourning) debate for the purpose of the CEO taking the item to the Strategic Working Group. The item was reviewed by the Strategic Working Group at its meeting on 07 June 2023 and the item is now re-presented to enable Council to resume debate. Additional information has been inserted into the original report as presented to the 01 June 2023 Ordinary Council Meeting and is shown in a box in the 'Officer Comments' section of the report:

This report presented to Council at the Ordinary Council meeting on 01 June 2023 reads as follows:

SUMMARY

This report presents the Mindarie Regional Council's (MRC) Corporate Business Plan and associated informing plans to Council for consideration as required under the *Local Government Act 1995* and the *Local Government (Administration) Regulations 1996.*

BACKGROUND

The MRC's current Corporate Business Plan was adopted by Council at its meeting on 06 April 2017.

The Corporate Business Plan is required to be reviewed every four years under the requirements of the *Local Government (Administration) Regulations 1996.* A review was due in 2021; a point acknowledged by the MRC in 2021 when the MRC informed the Department of Local Government, Sport and Cultural Industries that the MRC was not able to meet its obligation under the Regulations to carry out a 4 yearly review of the Strategic Community Plan due to a number of matters.

On 27 April 2023 Council adopted the Strategic Community Plan 2023-2032 (SCP) providing the MRC with its long term strategy which has driven the development of the new Corporate Business Plan together with new informing plans: Long Term Financial Plan, Asset Management Plan and Workforce Plan.

DETAIL

The Integrated Planning and Reporting Framework is the overarching framework which encompasses the Strategic Community Plan, Corporate Business Plan, Long Term Financial

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Plan and the Workforce Plan. These are a set of strategic and operational documents that all Local Governments in Western Australia are required to follow.

The Corporate Business Plan is a planning tool that translates the priorities of the Strategic Community Plan into projects and services and is informed by the Long Term Financial Plan, Asset Management Plan and Workforce Plan. The Draft Corporate Business plan and the draft informing plans are presented to Council for consideration and endorsement and outline the way forward for the MRC and the mechanism by which it will deliver on the MRCs **Vision**, *'Collaborating for a regional Circular Economy'*, and **Mission**, *'To deliver sustainable waste management options for members'*.

INFORMING PLANS:

The Long Term Financial Plan (LTFP)

The LTFP is based on the MRC's SCP 2023-32. The LTFP estimates are an integral part of Council's strategic planning process, informing the Corporate Business Plan which activates SCP objectives. It indicates the MRC's long-term financial sustainability, allows early identification of financial issues and their longer-term impacts.

It has been prepared based on a number of objectives and assumptions that are outlined in this document. Strategies, priorities, issues, and risks are all dynamic influences in relation to any planning. These estimates are set against economic uncertainty and will be reviewed every twelve months to reflect the prevailing economic conditions and changing demands placed on the MRC.

Asset Management Plan (AMP)

The AMP is based on the MRC's SCP 2023-32. Aligning the AMP needs around the MRC's service delivery, future endorsed projects and initiatives and the asset life cycle ensures that asset needs are met as service and project requirements change.

The Workforce Plan (WP)

The WP is based on the MRC's SCP 2023-2032. The WP aligns the organisation's workforce needs with the MRC's current service delivery and operational requirements, as defined in the CBP.

STRATEGIC IMPLICATIONS

The Integrated Planning Framework ensures that the future of local governments is set using long term strategies backed by shorter termed implementation plans.

An important element of the Framework is the need for the Plans to be reviewed regularly, accepting that the services required to meet the needs of the member councils change over time, and ensuring that the Plans keep up with these changes and remain relevant over their life span.

It is a regulatory requirement that all Local Governments review their Corporate Business Plans annually. The annual review will ensure that the MRC remains focussed on its future. The plan will be referenced in reports to council and used in discussions with the Strategic Working Group.

FINANCIAL IMPLICATIONS

The Corporate Business Plan 2023-2027 details the services, projects and capital programs to be delivered, and is informed by the Long Term Financial Plan and annual budgets covering the period of the plan.

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COMMENT

The Corporate Business Plan 2023-2027 outlines how the MRC will use its resources over the next 4 years and is guided by the Long Term Financial Plan, Asset Management Plan and Workforce Plan. Together, these will be used to drive improvements and efficiencies to benefit its Members in line with the MRC's newly endorsed SCP, **Vision** *'Collaborating for a regional Circular Economy'* and **Mission**, *'To deliver sustainable waste management options for members'*.

Through the strategies and performance targets set within the Plan, the MRC will seek to continue to deliver the best-practice waste management services currently delivered at the Tamala Park Waste Management Facility and provide access to the best possible options available which align with the requirements of the Western Australian Waste Avoidance and Resource Recovery Strategy 2030 (WARR Strategy) and all member councils' DWER-approved Waste Plans.

The Tamala Park Landfill's operational life is due to end during the period of the MRC's newly endorsed SCP, and this draft CBP contains actions which will ensure that this is managed efficiently alongside identifying what the future holds for the site, and how that will be delivered. Actions are also included within the Plan which will set a baseline for the organisation's environmental impact, and provide impetus to identify future actions to reduce this.

The plan will be updated annually, to reflect progress towards the targets stated within it, the ever-changing environment in which the MRC operates, all in in alignment with the direction set by council through the SCP.

LEGAL COMPLIANCE

Under Section 5.56 of the Local Government Act 1995, local governments are required to 'plan for the future of the district'. The Local Government (Administration) Regulations (1996) 19DA require local governments to have a CBP to cover a period of 4 years, reviewed annually.

Extract of *LG* (*Admin*) *Regulations* 1996 extracts from legislation as it relates to this report. 19DA. Corporate business plans, requirements for (Act s. 5.56)

- (1) A local government is to ensure that a corporate business plan is made for its district in accordance with this regulation in respect of each financial year after the financial year ending 30 June 2013.
- (2) A corporate business plan for a district is to cover the period specified in the plan, which is to be at least 4 financial years.
- (3) A corporate business plan for a district is to --
 - (a) set out, consistently with any relevant priorities set out in the strategic community plan for the district, a local government's priorities for dealing with the objectives and aspirations of the community in the district; and
 - (b) govern a local government's internal business planning by expressing a local government's priorities by reference to operations that are within the capacity of the local government's resources; and
 - (c) develop and integrate matters relating to resources, including asset management, workforce planning and long-term financial planning.
- (4) A local government is to review the current corporate business plan for its district every year.

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- (5) A local government may modify a corporate business plan, including extending the period the plan is made in respect of and modifying the plan if required because of modification of the local government's strategic community plan.
- (6) A council is to consider a corporate business plan, or modifications of such a plan, submitted to it and is to determine* whether or not to adopt the plan or the modifications.

*Absolute majority required.

(7) If a corporate business plan is, or modifications of a corporate business plan are, adopted by the council, the plan or modified plan applies to the district for the period specified in the plan.

VOTING REQUIREMENT

Simple Majority / Absolute Majority

RESPONSIBLE OFFICER RECOMMENDATION

That the Council:

1. Adopt the Corporate Business Plan 2023 – 2027, as contained in Appendix 4

(By Absolute Majority)

2. Endorse the following supporting plans: Long Term Financial Plan 2023-2032; Asset Management Plan 2023-2032; and Workforce Plan 2023-2027 as contained in Appendices 5, 6 and 7.

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OFFICER COMMENTS:

Subsequent to the Strategic Working Group's review, the CEO has made the following amendments:

Appendix 4, the Corporate Business Plan, as follows:

- 2.1.1 first draft:
- Research and identify alternative waste processing opportunities within the district
- 2.1.1 changed to:
- Research and identify alternative waste processing opportunities within the district including FOGO services at the Neerabup facility
- 3.1.1 first draft:
 - Review of MRC Services and desired outcomes
 - Review of previous Draft Establishment Agreement
 - Develop New Establishment Agreement for Council endorsement
- 3.1.1 changed to:
 - Review of MRC's future and services (addition of planned action includes 23/24)
 - Assessment of stakeholder arrangements
- 3.3.1 Addition of Planned Action to include 23/24 in respect of Develop New Establishment Agreement for Council Endorsement

Appendix 6, the Asset Management Plan, as follows:

Page 8, last paragraph, first draft:

New Acquisitions

It is anticipated that the current Tamala Park landfill site will reach capacity in 2028. There is no intention to develop a new landfill site, except the addition of the new piggyback liner system Stage 1 of the landfill sequence.

Changed to:

"It is anticipated that the current Tamala Park landfill site will reach capacity in 2028. There is no intention to develop a new landfill site."

Page 9, after the last sentence under Asset Maintenance, additional sentence added: "All of the above is outlined in and governed by the MRC Waste Management Master Plan, Post Closure Management Plan and the critical Infrastructure Site Plan."

Summary:

Through the actions proposed in the draft CBP, the MRC seeks to deliver upon the three Objectives set by Council through the newly adopted SCP, over the four year term of the Plan.

In the first year, many of the proposed actions are focussed to ensure that the MRC operates its current services more efficiently, by identifying opportunities for improvement in systems and processes on site at Tamala Park.

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Another focus is to ensure that the future closure of the landfill is undertaken in a manner which is both compliant with environmental requirements and in alignment with the wishes of the landowners; the identification of which is a key action in the Plan.

Many of the other actions proposed seek to identify the best possible waste management infrastructure opportunities for member councils for them to comply with their responsibilities through the WARR Strategy. The MRC proposes that once these are identified, that member councils will then be able to choose whether they wish for this to be progressed, in whichever manner they prefer, or otherwise. This will be a future decision for all member councils.

The combined tonnage, and therefore buying power, of all seven member councils provides an opportunity that may entice potential future industry partners to offer the most appropriate waste management, resource recovery and recycling options for member councils within this region. As has been discussed previously, the WA waste management industry has historically provided options that suit its existing business model, which has meant a concentration of infrastructure in the southern part of the metropolitan area. There is no indication that any new northern infrastructure will be developed anytime soon by the current industry to combat this, which means that member councils will be required to continue to transport the waste materials of approximately 750,000 residents (and growing) to distant facilities.

As a team of waste management experts, the MRC is ideally placed to (i) work for member councils by finding out things that they ordinarily wouldn't know, as they simply don't have the same contacts or network in essentially what is a commercial industry, and (ii) identify opportunities through that network of resource recovery contacts. As is proposed in the SCP, whilst the MRC continues to deliver its services at Tamala Park, then it seems logical for member councils to leverage upon the MRC's skills, experience and knowledge for their benefit. The actions proposed seek to reflect these facts and in no way set a future for the MRC or member councils without their future agreement. It is important to note that, through the terms of the MRC's constitution, the MRC has no call on member councils' materials that are "*retained by member councils for the purposes of recycling*". In the end, member councils will choose what they want.

DEFERRED (ADJOURNED) MOTION:

At the Ordinary Council meeting held on 01 June 2023 this motion was Moved and Seconded, however before debate on this motion commenced, a procedural motion was passed deferring (adjourning) debate on the motion subject to the CEO taking the item to the Strategic Working Group. The Report and Plans were discussed at a meeting with the Strategic Working Group on 07 June 2023, the changes highlighted (in green) in the Officers comments above were provided to the MRC during the meeting. The City of Wanneroo provided additional feedback on 19 June 2023, no further changes to the Corporate Business Plan were considered necessary as a result of the feedback, and in consultation with the City of Wanneroo, the summary section provides further clarification of the MRCs position.

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The Mover and Seconder as recorded at the Ordinary Council Meeting on 01 June 2023, are provided below and debate on the adjourned motion will recommence with the Chair offering the Mover their right to speak to the motion:

Moved Cr Vernon, seconded Cr Shannon That the Council:

1. Adopt the Corporate Business Plan 2023 – 2027, as contained in Appendix 4

(By Absolute Majority)

 Endorse the following supporting plans: Long Term Financial Plan 2023-2032; Asset Management Plan 2023-2032; and Workforce Plan 2023-2027 as contained in Appendices 5, 6 and 7.

AMENDMENT 1

Moved Cr Jacob, seconded Cr May That the Council:

- 1. Adopt the Corporate Business Plan 2023 2027, as contained in Appendix 4, subject to the following amendment:
 - 1.1 Corporate Business Plan Objective 3 3.1 heading is amended from; 'Maintain efficient and equitable governance' to: 'Maintain efficient and effective governance'.

Reason for Amendment

The MRC is governed by a Constitution enabled by the *Local Government Act 1960* and more recently, the MRC falls under the new *Local Government Act 1995*.

The MRC is currently owned and represented by seven councils in the following equity share proportions:

Stirling	4/12	33.3%
Wanneroo	2/12	16.7%
Joondalup	2/12	16.7%
Perth	1/12	8.3%
Victoria Park	1/12	8.3%
Vincent	1/12	8.3%
Cambridge	1/12	8.3%

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The MRC has a voting regime based on 12 equity shares.

Based on the above, equitable governance can be seen as equal shareholding/voting representatives. Changing the heading from efficient and equitable to efficient and effective does not change the intent of the objective but rather seeks to clarify that it does not seek to change the MRC constitution to equal representation by its seven constituent municipalities.

(CARRIED11/1) For: Crs Cvitan, Castle, Ferrante, Gobbert, Jacob, May, Miles, Re, Shannon, Thornton and Vernon Against: Crs Hatton

AMENDMENT 2:

Moved Cr Gobbert, seconded Cr Miles

Include a planned action item for the FY 2023/24 at 'Objective 2 - 2.3.2 Develop and agree a post-closure plan for the Tamala Park site'

Reasons:

In order to provide time to plan strategically, if it is left to 2025/26 there may not be sufficient time to plan strategically.

(CARRIED 11/1) For: Crs Cvitan, Castle, Ferrante, Gobbert, Hatton, Jacob, May, Miles, Re, Shannon, Thornton Against: Cr Vernon

SUBSTANTIVE RECOMMENDATION, AS AMENDED:

- 1. Adopt the Corporate Business Plan 2023 2027, as contained in Appendix 4, subject to the following amendments:
 - 1.1 Corporate Business Plan Objective 3 3.1 heading is amended from; 'Maintain efficient and equitable governance' to: 'Maintain efficient and effective governance'
 - 1.2 Include a planned action item for the FY 2023/24 at 'Objective 2 2.3.2 Develop and agree a post-closure plan for the Tamala Park site'
- 2. Endorse the following supporting plans: Long Term Financial Plan 2023-2032; Asset Management Plan 2023-2032; and Workforce Plan 2023-2027 as contained in Appendices 5, 6 and 7.

(CARRIED UNANIMOUSLY 12/0)

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6.2	MRC WASTE PLAN
File No:	GF-22-0000400
Appendix(s):	Appendix 8: MRC Waste Plan 2023
Date:	20 June 2023
Responsible Officer:	Manager Projects and Procurement

At the Ordinary Council Meeting held on 01 June 2023, the officer recommendation for this item was Moved and Seconded, however before debate commenced a procedural motion was passed deferring (adjourning) debate for the purpose of the CEO discussing the item with the Strategic Working Group. The item was reviewed by the Strategic Working Group at its meeting on 07 June 2023 and the item is now re-presented to enable Council to resume debate. Additional information has been inserted into the original report as presented to the 01 June 2023 Ordinary Council Meeting and is shown in a box in the 'Officer Comments' section of the report:

This report presented to Council at the Ordinary Council meeting on 01 June 2023 reads as follows:

SUMMARY

The report seeks Council's endorsement and adoption of the Mindarie Regional Council's (MRC) Waste Plan 2023.

BACKGROUND

At the 28 January 2021 Ordinary Council Meeting, Council endorsed the MRC's Final Waste Plan. The MRC submitted the Final Waste Plan to the Director General of the Department of Water and Environmental Regulation (DWER) prior to the 31 March 2021 deadline and included references to the objectives derived from the Strategic Community Plan (SCP) 2018 – 2037 and advised that the SCP and associated plans were undergoing a strategic operational review.

The update Strategic Community Plan 2023 – 2032 has recently been endorsed by Council at the 23 February 2023 Ordinary Council Meeting and an updated Waste Plan 2023 has been developed to align with these objectives and the Western Australia Waste Avoidance and Resource Recovery Strategy 2030 (Waste Strategy).

DETAIL

In November 2019, the MRC received notice from the Director General of the Department of Water and Environmental Regulation (DWER) that the MRC is required to prepare a waste plan under section 40(4) of the Waste Avoidance and Resource Recovery Act 2007 (WARR Act).

Waste Strategy and waste plans

In line with this, the Waste Strategy includes a headline strategy to "Implement local government waste plans, which align local government waste planning processes with the Waste Strategy".

Waste plans are to provide a link between the targets and objectives of the Waste Strategy and local government's waste management activities.

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The purpose of the waste plans is to:

- Align local government waste management activities with the Waste Strategy;
- Map current performance and establish a benchmark to achieve Waste Strategy targets
 Monitor progress on local government achievements of the Waste Strategy targets;
- and Design programs and activities which will support the implementation of waste plane

• Design programs and activities which will support the implementation of waste plans. All local governments and regional local governments (commonly referred to as regional councils) located in the Perth metropolitan region and Peel region, and major regional centres that provide waste services, were required to develop waste plans for the 2020/21 financial year, and perform their functions in respect of waste management in accordance with their plans. The MRC submitted the Council endorsed Final Waste Plan to DWER on 11 February 2021. To ensure the DWER reporting deadline requirements of 31 March 2021 were met, the MRC developed the Final Waste Plan to reflect the MRC's current operational status, with commentary noting that the Waste Plan was subject to change, pending the outcomes of the MRC's review of its SCP and related plans.

In April 2021, DWER acknowledged receipt of the waste plan and the ongoing strategic operational review. DWER also provided feedback on the level of detail provided in the waste plan and requested an update as to the progress of the operational review.

The MRC has since met, and exchanged correspondence, with DWER representatives on numerous occasions to provide updates and anticipated timelines.

In September 2022, MRC received notice from the Director General of DWER requesting a further update as to how the waste plan feedback would be addressed to align with the Waste Strategy and to submit a revised Council endorsed waste plan by 30 June 2023.

In February 2023, DWER representatives attended the second MRC Strategic Workshop and have been kept informed of the MRC progress in this space.

The MRC Waste Plan 2023, attached to this report, has been developed in alignment with the objectives of the MRC SCP, Waste Strategy and addressing feedback from DWER.

It should be noted that the first annual reports on the implementation for the waste plans for the 2022/23 financial year are due on 1 October 2023.

CONSULTATION

The plan was developed in consultation with MRC and DWER officers through various workshops and a draft submission / feedback process.

STATUTORY ENVIRONMENT

The MRC is required to prepare a waste plan under section 40(4) of the WARR Act.

POLICY IMPLICATIONS Nil

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FINANCIAL IMPLICATIONS

Section 6.2(2) of the Local Government Act 1995 requires local governments to have regard to their plans for the future (which include waste plans made under section 40 of the WARR Act) in preparation of their annual budget.

VOTING REQUIREMENT

Simple majority

RESPONSIBLE OFFICER RECOMMENDATION

That the Council:

1. Endorses and adopts the MRC's Waste Plan and authorises the CEO to submit the Waste Plan to the DWER for assessment.

OFFICER COMMENTS:

Subsequent to the Strategic Working Group's review, the CEO has amended Appendix 8, the Waste Plan, as follows:

TAB P1 – 6.2 - Additional Comments: "The MRC strategic documents..." changed to "MRC Strategic Community Plan has recently been endorsed".

TAB P1 - 6.4 & 6.5 - Table 15. Cell F43:

"Objective 2.1.1 outlines the MRC's plan to conduct a waste audit in 2024/25 to assess residual, FOGO, and commingled waste."

changed to

"MRC plans to review available 3 bin waste material composition data from member councils and other waste producers which will be consolidated with future waste audits in 2024/25 to assess residual, FOGO, and commingled waste."

DEFERRED (ADJOURNED) MOTION:

At the Ordinary Council meeting held on 01 June 2023 this motion was Moved and Seconded, however before debate on this motion commenced, a procedural motion was passed deferring (adjourning) debate on the motion subject to the CEO taking the item to the Strategic Working Group. The Report and Waste Plan was discussed at a meeting with the Strategic Working Group on 07 June 2023, the changes highlighted in the Officers comments above were provided to the MRC during the meeting. No other feedback has been received.

The Mover and Seconder as recorded at the Ordinary Council Meeting on 01 June 2023, are provided below and debate on the adjourned motion will recommence with the Chair offering the Mover their right to speak to the motion:

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Moved Cr Vernon, seconded Cr Shannon

MOTION That the Council:

Endorses and adopts the MRC's Waste Plan and authorises the CEO to submit the Waste Plan to the DWER for assessment.

(CARRIED UNANIMOUSLY 12/0)

7 MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC

Nil

8 NEXT MEETING

The next Ordinary Council meeting is to be held on Thursday 13 July 2023 at the City of Stirling commencing at 6.30 pm.

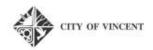
9 CLOSURE

The Chair closed the meeting at 7.11pm and thanked the City of Joondalup for their hospitality and use of their meeting facilities. The Chair thanked Councillors for their participation and dialling into the meeting.

SignedChair

Dated......day of2023

MINUTES



SUSTAINABILITY AND TRANSPORT ADVISORY GROUP

Thursday 1 June, 2023 at 6pm

Venue: City of Vincent Administration and Civic Centre 244 Vincent Street Leederville UNCONFIRMED MINUTES

Attendees:

City of Vincent Councillors Cr Loden (Chairperson)

Community Representatives Chris Cutress, Helen Griffiths

<u>City of Vincent Officers</u> Coordinator Sustainability & Innovation, Sustainability & Innovation Advisor, Manager Engineering, Specialist Strategic Projects

1. Welcome/Declaration of Opening

Cr Loden opened the meeting at 6:02pm and delivered the Acknowledgement of Country.

2. Apologies

Cr Hallett, A/Director Infrastructure & Environment, Executive Manager Urban Design & Strategic Projects, Ian Kininmonth, Jacinta Key, Adam Wilmot, Phil Taylor.

3. Confirmation of the Minutes

The Minutes of the meeting held on 4 August 2022 and 30 March 2023 were received and confirmed as a true and correct record.

4. Business

4.1 Sustainability update

- The group was presented with recommendations from the ARUP Electric Vehicle (EV) charging report and provided an update on charge station install progress within the City of Vincent.
- Some challenges were identified with EV infrastructure; for example off street parking and apartment charging.
- The group discussed the role of the City of Vincent in terms of managing the use of EV charging stations for residences without off street parking. This included whether or not a policy or position statement would be more appropriate in the future. Opportunities to liaise with WALGA and surrounding inner city Local Governments about developments in this area were raised.
- It was discussed and agreed that the City's current focus should be to provide general up-to-date information about EVs.

RECOMMENDED ACTION:

STAG members to note update. Administration to continue to provide general up-to-date information about EVs. Manager Engineering to contact WALGA about developments in off street EV charging. Co-ordinator Sustainability & Innovation to contact inner city Local Governments about developments in off street EV charging.

4.2 Active Transport Update

- The group was advised that 60 percent of local roads have now slowed from 50 to 40km/hour.
- Speeds in trial areas show that people are slowing down.
- A procurement process for E-scooters within the City is closing next week.
- Two community consultations have occurred regarding a 'safe active' street for Norfolk Street, North Perth.
- The potential to consider green paint for new bike lanes was queried. Administration confirmed the City recently engaged consultants to prepare Link and Place Guidelines and that this could be considered through the development of the Guidelines.

RECOMMENDED ACTION:

STAG members to note update. Specialist Strategic Projects to request green bike lanes be considered through the preparation of the City's Link and Place Guidelines.

4.3 City Strategies

- A presentation of the City's strategies and their alignment to the recently adopted Strategic Community Plan (SCP) was provided. The order in which the strategies were developed, their future review dates and the synergies between them were raised and discussed. As was the interlinking nature of the City's Accessible City Strategy, Sustainable Environment Strategy (SES), Waste Strategy, Public Open Space Strategy and Greening Plan.
- The duplication of the delivery of the City's SCP 'Accessible City' priority via the Accessible City Strategy as well as via the SES 'Transport' strategic pillar was noted.
- The potential of delivering the SCP 'Enhanced Environment' priority via one strategy was raised and
 opportunities to explore this through the upcoming SES review process were discussed.

RECOMMENDED ACTION: STAG members to note the presentation and note that an update on the SES review will be provided at the next meeting.

4.4 Wind Turbines on City Assets

- Cr Loden outlined that costs have come down for wind turbines.
- Beatty Park Leisure Centre or the Administration Centre may be candidates and wind could be useful for generating power in off peak/evening periods when solar PV not generating.

RECOMMENDED ACTION: STAG members to note update and note that Administration will consider including an investigation of the potential to locate a wind turbines at the Administration Building or Beatty Park in the next iteration of the Sustainable Environment Strategy.

4.5 Other business

• Australia's First National Electric Vehicle Strategy.

RECOMMENDED ACTION: STAG members to note report circulated. Sustainability & Innovation Advisor to include update regarding the STAG re-nomination process at the next meeting.

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5. **Close/Next Meeting**

Cr Loden closed the meeting at 7:35pm. The next meeting will be held on Thursday 17 August 2023 at 6pm.

Signed

Signed	Councillor (Chairperson)						
	oounomor (onanperson)						
Dated this _	day of	20					

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MINUTES



ARTS ADVISORY GROUP

Wednesday 7 June 2023 5:30pm – 6:30pm

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

Attendees:

<u>City of Vincent Councillors</u> Cr Suzanne Worner (SW) (Chairperson)

<u>Community Representatives</u> Carolyn Karnovsky (CK) Helen Turner (HT)

Chakris Srisuwan (CS) Iwan Isnin (II)

Elaine Hanlon (EH) Paula Hart (PH)

<u>City of Vincent Officers</u> Madison Rea, A/Coordinator Place (MR) Lauren Formentin, Place Planner – Arts (LF)

<u>Apologies</u> Cr Alex Castle (AC) Kate Rae (KR)

Claudia Alessi (CA) Leah Robbie (LR) Marisa Santosa (MS) Sue-Lyn Moyle (SM)

1. Welcome/Declaration of Opening – Acknowledgement to Country (SW)

SW opened meeting 5:30pm

2. Apologies

Cr Alex Castle, Claudia Alessi, Kate Rae, Leah Robbie

3. Previous Minutes

Minutes for 22 February 2023 meeting confirmed

4. Business

4.1 Updates:

Draft Arts Plan

- Has been approved for formal advertising by Council.
- Consultation has been going since 2020, through two previous AAG groups.
- Current formal consultation open until 26 June 2023.
- Great work getting the plan to this point.
- Online consultation through Imagine Vincent: https://imagine.vincent.wa.gov.au/arts-plan.
- Recap of ADAP 2018-2020 review and learnings from Making Space for Culture report
- Engagement summary
- Arts Plan on a page vision remains ambitious. Structure of document summarised.
- Members invited to share feedback through Imagine Vincent or contact LF directly.
- Community can provide input through survey (option to do short or long) or in-person at Cleaver St & Co pop-in session 8 June or consultation open day 19 June.
 - Noting themes have changed since ADAP (EH)
 - Yes this is covered in the ADAP Review LF to send out again.
- Keen to see how the City can inject creativity in everything we do. For example rather than installing new park bench, find a creative way to integrate art. Unpacking what creativity means and how to

5 mins

incorporate, as art is subjective and there are many options. (SW)

- Need for LF to broaden people's minds across other teams in Vincent. Having arts portfolio in the Place team is a good start, helps to embed arts into strategies and plans, or early on in projects.
- Actions include lead and support teams which shows requirement for cross collaboration.
- 0
- Need to have the right conversations internally arts champions in other teams needed. We have been successful in embedding sustainability into everything we do, now we need to 0 so the same with the arts (SW).
- Need to build relationships and encourage other teams to see the value of arts. 0
- Could there be an opportunity to form a volunteer arts team? (CS) LF to have a think how this may potentially work.

Draft Pickle District Planning Framework

- Summary of PDPF
 - Context analysis 0
 - Consultation and engagement 0
 - Clear vision from the community 0
 - DRP review 0
 - How to read this document and 'Plan on a Page' 0
 - Outline of community incentives for development. How is 'registered enterprises' defined? LF to investigate and circulate.
- Was Bunnings DA approved? Yes.
- Brief explanation of JDAP process (SW)
- Overview of The Pickle District Town Team's feedback on PDPF, particularly in regard to developer incentive to provide creative infrastructure and regarding percent for art.
- Administration are trying to find the sweet spot where the outcome is viable for all parties.
- Percent for art cash in lieu mechanism developers will need to know what money is going towards to take this option
 - LF: agreed, this is why we have introduced the public art opportunities map (last page of 0 Percent for Art Policy). This will also be a living document, constantly updated. Creative spaces could also potentially be added to this map.
- What is the viability of arts spaces in Bunnings development?
 - It was floated through application process (SW) 0
 - Some Bunnings stores engaged with artists, providing hire of tools and material off cuts to 0 artists.

FIFAWWC Mural

- Overview of project, update and showing of design concept by artists Sioux Tempestt and Seantelle Walsh (Kardy Kreations).
- FIFA/Tourism Western Australia also licensing artwork for gifts to players and VIPs, including bookmark and naming of fragrance aligning with artwork name.
- Vincent also looking into licensing digital artwork.

4.2 Art exhibitions and potential for CoV support

- Group consensus that the City should definitely provide support for art exhibitions, suggested through
 - the existing Festivals and Events Sponsorship program rather than creating a new funding stream. Art exhibitions draw people to an area, activate an area, not only for the opening night but the 0 duration of the exhibition. They also provide cultural experiences for our community.
 - 0 This is also an example how we could 'integrate art into all things we do' (arts vision). The Pickle District After Dark event has been successful in event funding, but static art 0 exhibitions have not been successful. LF to investigate why, including definitions of particulars. For example, is it about including another component into the exhibition such as
 - live music, or artist talks/educational component? Draft Plan also includes investigation into small scale arts grants.
- What happens with acquittals for arts grants?
 - Vincent assesses acquittal to ensure proper use of grant funding. Biggest value would be 0 learnings from the projects, and knowledge sharing for both the City and other community groups. (LF)
 - Suggestion to consider survey format for acquittal, so data can be collated automatically. Potential for some aspects to become accessible by the public.

Close/Next Meeting 5

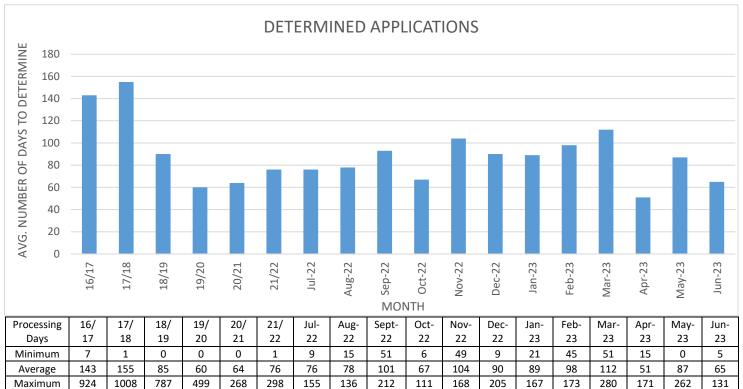
Next meeting is on 16 August 2023.

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5 mins

35 mins

10 mins

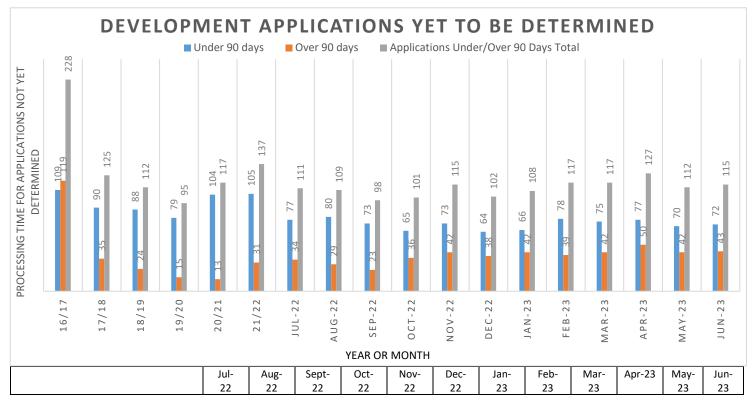


Statistics for Development Applications As at the end of June 2023

 Table 1: Minimum, Average and Maximum Processing Timeframes for determined applications in each

 financial year since 2016/17 and each month since July 2022.

	Jul- 22	Aug- 22	Sept- 22	Oct- 22	Nov- 22	Dec- 22	Jan- 23	Feb- 23	Mar- 23	Apr- 23	May- 23	Jun- 23
DA's Determined (excludes DA's exempt from approval or cancelled)	31	27	31	19	12	31	11	22	14	14	35	34
Value of Determined DA's (in millions)	4.28	31	69.8	3.01	53.4	145.4	2.25	5.5	6.7	28.8	19.7	46.7



COUNCIL BRIEFING AGENDA

DA's lodged	27	25	23	27	25	18	17	31	26	22	24	29
DA's to be Determined	111	109	96	101	115	102	108	117	117	127	112	115
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	108.66	100.78	69.75	136.7

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
1.	Nos. 212-214 Lake Street, Perth (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)</i> <i>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 (Miscellaneous Provisions) 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. Applicant required to submit mechanical drawings prior to the next SAT Hearing. Matter 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. The SAT hearing that as schedule for 14 April 2023, was adjourned, with the matter relisted for a Directions Hearing on 23 June 2023. At this time, the matter will either be resolved to the satisfaction of both parties, adjourned to a later mediation or programmed for a Hearing by the SAT Member. 29 June 2023. The City is advised the installation of the new exhaust system will be completed by 2 May 2023. The SAT Directions hearing set for 23
				will likely be programmed for a Hearing by the SAT Member. Representation by: McLeods
2.	Nos. 596-598 Newcastle Street, West Perth (DR 92 of 2022)	8 June 2022	Thomson Geer	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.

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
				 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. 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 a full hearing held on 25, 26 and 31 May 2023. Awaiting SAT Orders schedules to be handed down within 90 days. Representation by: Castledine Gregory
3.	No. 391 Lord Street, Mount Lawley (DR 192 of 2022)	31 October 2022	Urbanista Town 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. A third mediation was held on 3 April 2023 to discuss further modifications to the proposal. The SAT issued Orders on 3 April 2023 with the following key dates associated: 15 May 2023 – The Applicant provided an amended application to the City for assessment. 20 July 2023 – The Respondent is invited to reconsider its decision on the application by this date pursuant to Section 31 of the <i>State Administrative Tribunal Act 2004</i>. 28 July 2023 – Directions hearing scheduled. <i>Representation by: JDAP Presiding Member</i>
4.	No. 129 Loftus Street, Leederville (DR 76 of 2023)	23 May 2023	Hidding Urban Planning	Application for review of a Joint Development Assessment Panel decision to refuse an application for a Child Minding Centre on 1 May 2023. Directions hearing held on 9 June 2023 and programmed to mediation. Mediation is scheduled for 24 August 2023. Representation by: JDAP Presiding Member
5	No. 41-43 & 45 Angove Street, North Perth (DR 81 of 2023)	1 June 2023	Hidding Urban Planning / Lavan	Application for review of a Joint Development Assessment Panel decision to refuse an application for a Service Station on 3 May 2023. Directions hearing held on 16 June 2023. Mediation held on 4 July 2023, with Mayor Cole and interested community members in attendance to make a presentation. A second mediation is scheduled for 14 August 2023. <i>Representation by: JDAP Presiding Member</i>
6	No. 12 Brookman Street, Perth (DR 83 of 2023)	4 June 2023	Peter Arnell	Application for review of Council decision to refuse an application for Alterations and Additions to Single House on 16 May 2023.

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	ANT REVIEW MATTER & COMMENTS				
7	No. 334-336 Beaufort Street, Perth (DR 87 of 2023)	9 June 2023	Dark Knight Retail Pty Ltd t/as Evolution Bikes Australia	 Directions hearing held on 30 June 2023. Mediation listed for 26 July 2023, with Mayor Cole, all Councillors and interested community members invited to attend. Representation by: Administration Application for review of Council decision to refuse an application for Proposed Alterations and Additions to Shop (Roller Shutters) (Unauthorised Existing Development) on 16 May 2023. Directions hearing held on 23 June 2023. Mediation listed for 13 July 2023, with Mayor Cole, all Councillors and interested community members invited to attend. 				
				Representation by: Administration				

COUNCIL BRIEFING AGENDA

No.	ADDRESS	APPLICANT	PROPOSAL	DATE APPLICATION RECEIVED	DAP MEETING DATE	DAP DECISION
1.	Nos. 139 and 141 Lake Street, Perth	Planning Solutions	Form 1 – Mixed Use Development	17 January 2023	Not yet scheduled	The application is on stop-the-clock as the City has requested further information.
						A new due date for the Responsible Authority Report has not yet been confirmed.
2.	No. 554 Newcastle	Tomaria	Form 1 – Mixed Use	20 January 2023	Not yet scheduled	Currently under assessment.
	Street, West Perth	Construction	Development			The applicant has agreed to an extension to the Responsible Authority Report deadline to 14 July 2023, which is pending acceptance by the Presiding Member.
3.	Nos. 37-43 Stuart Street, Perth	Planning Solutions	Form 1 – Change of Use to Unlisted Use (Community Purpose) and Alterations and Additions	5 May 2023	Not yet scheduled	Currently under assessment. Responsible Authority Report is currently due on 24 July 2023.
4.	No. 38-44 Brisbane Street, Perth	Rowe Group	Form 1 - Mixed Use Development	2 June 2023	Not yet scheduled	Currently under assessment. Responsible Authority Report is currently due on 17 August 2023
5.	Nos. 533-545 Newcastle Street, 1-7 Old Aberdeen Place and 5-16 Cleaver Street, West Perth	Planning Solutions	Form 2 – Amendment to Commercial Development	15 June 2023	Not yet scheduled	Currently under assessment. Responsible Authority Report is currently due on 1 September 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.

ADDRESS	APPLICANT	PROPOSAL	DRP MEETING DATE	REASON FOR REFERRAL
No. 463-507 Newcastle Street, West Perth	CCN Architects & APPL	Commercial Development	21 June 2023	Pre-lodgement Application The proposal would benefit from referral to the Design Review Panel to consider the approach to site planning from the proposed concept and key design considerations to be addressed as it progresses.
No. 168 Scarborough Beach Road Mount Hawthorn	Rowe Group	Commercial Development	21 June 2023	Pre-lodgement Application – Previously Referred The proposal would benefit from referral to the Design Review Panel to consider amendments made following the last DRP Meeting on 5 April 2023.
No's. 367-373 Fitzgerald Street & 103 Alma Road, North Perth	Celsius Developments	Mixed Use Development	28 June 2032	Pre-lodgement Application The proposal would benefit from referral to the Design Review Panel to consider amendments made following the last DRP Meeting on 31 May 2023.

TITLE:	Register of Petitions – Progress Report – June 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 Index:				
CEO:	Chief Executive Officer			
EDCBS:	Executive Director Community & Business Services			
EDIE:	Executive Director Infrastructure & Environment			
EDSD:	Executive Director Strategy & Development			

Date Rcd	Subject	Action Officer	Action Taken
15/3/2022	Petition with four (4) signatures requesting residents only parking on Prospect Place, West Perth	EDIE	Completed The Rangers have recently completed the necessary occupancy survey for this street, and the thresholds required to meet any change to restrictions has not been met. The data collated during these surveys has identified that whilst the occupancy is (at its highest) 75%, this also includes residential vehicles. The Rangers can, during their normal patrol duties, continue to monitor the street for any vehicles that are non-residents, to ensure that they are adhering to the 2P time limit. The Rangers will then take the appropriate action against those vehicles overstaying the time limit.

TITLE:	Register of Notices of Motion – Progress Report – June 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.

Key Index:				
CEO:	Office of the CEO			
EDCBS:	Executive Director Community & Business Services			
EDIE:	Executive Director Infrastructure & Environment			
EDSD:	Executive Director Strategy & Development			

Details	Action Officer	Comment
No systemation Nations of Mation		

No outstanding Notices of Motion

TITLE:	Register of Reports to be Actioned – Progress Report – June 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			
CFO:	Chief Financial Officer			
EDSD:	Executive Director Strategy & Development			
EDIE:	Executive Director Infrastructure & Environment			

ltem	Report Details	Action Officer	Comments	Due Date / Timeframe for Completion / Completed				
	Council Meeting 20 June 2023							
9.1	No. 80 (Lot: 102; D/P: 413590) Auckland Street, North Perth - Proposed Single House	MD&D	Application deferred to allow applicant the opportunity to consider Council's reasons for deferral and changes to the proposal. Applicant is considering their options.	Anticipated second half of 2023.				
	·	Council M	eeting 16 May 2023					
9.4	Request for Proposals for Redevelopment of Leederville Carparks	EDSD	Council endorsed the preferred proponent to enter into negotiations to develop a Heads of Agreement regarding their proposal.	A Business Plan will be presented to Council for approval to advertise in mid 2023.				
9.7	Advertising of New Policy - North Claisebrook Planning Framework	EDSD	Council approved the draft planning framework for advertising.	The results of consultation and the updated framework will be presented to Council in late 2023.				
9.8	Advertising of New Policy - West Perth Planning Framework	EDSD	Council approved the draft planning framework for advertising.	The results of consultation and the updated framework will be presented to Council in late 2023.				
9.9	City of Vincent Arts Plan - Approval to Advertise	EDSD	Council approved the draft plan for advertising.	The results of consultation and the updated plan will be presented to Council in late 2023.				
9.10	Thriving Places Strategy - Approval to Advertise	EDSD	Council approved the draft strategy for advertising.	The results of consultation and the updated strategy will be presented to Council in late 2023.				
10.5	Draft Bike Plan	EDIE	21 Days local public notice – to return to Council in July for adoption	OCM 25 July 2023				
11.4	Advertising of amended policy - Recognition of Noongar Boodjar Culture and History through Welcome to Country and Acknowledgement of Country	EMC&E	Public Consultation closes 14 June 2023 and will be presented to OCM 25 July 2023 for adoption.	OCM 25 July 2023				
11.5	Advertising of Differential Rates	CFO	Differential Rates have been advertised and will be presented to OCM 20 June 2023 as part of the Annual Budget Adoption.	OCM 20 June 2023				
12.1	Annual Review of Council Delegations	EMCSG	To be presented to 20 June 2023 OCM	OCM 20 June 2023				

Item	Report Details	Action Officer	Comments	Due Date / Timeframe for Completion / Completed
12.2	Leederville Oval sponsorship and naming rights	EMCSG	Required to be presented back to Council if any submissions received	Late July 2023
12.4	Reports and Minutes of the Audit Committee Meeting Held on 4 May 2023	EMCSG	Outstanding agenda items to be reported back to June Audit Committee meeting	OCM 25 July 2023
		Council M	eeting 4 April 2023	
9.2	Review of Design Guidelines	EDSD	Council approved advertising for the Brookman & Moir Street Heritage Area and Lacey Street Character Area Local Planning Policies. Also approved for adveritisng was the associated amendment to the Built Form Policy and the revocation of Appendix 3, 12. 14. 15. 16 and 18.	The results of advertising and the updated local planning policies will be presented to Council in mid 2023.
9.5	Proposed Lease of Portion of No. 41 (Lot 31) Britannia Road, Leederville at Britannia Reserve for a Telecommunications Facility	EDSD	Council approved granting lease at its meeting 20 June 2023.	Completed OMC 20 June 2023
10.2	Introduction of \$1 First Hour Fee in Car Parks - Analysis	EDIE	Discussions with stakeholders progressing.	Completed Included in Annual Budget in June 2023
11.4	Advertising of amended policy - Purchasing Policy	CFO	Public Consultation closed Friday 12 May. Will be presented to OCM 20 June 2023 for adoption	OCM 20 June 2023
		Council Me	eting 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 the Policy and Payment in Lieu of Parking Plan at its Meeting in June 2023.	Completed
9.5	Minor Amendment to Metropolitan Region Scheme - Leederville Parade Primary Regional Road 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 late 2023.
10.3	Waste Strategy Project – Verge 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 - Legal Representation For Council Members And Employees (Policy No. 4.2.01)	EMCSG	Council approved amended policy at its meeting 20 June 2023.	Completed OMC 20 June 2023
12.4 RES 2023	SPONSES TO MOTIONS CARRIED AT	THE ANNU	AL GENERAL MEETING OF ELECT	ORS HELD ON 2 FEBRUARY
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 late 2023.	Late 2023
4.5	Fitzgerald):4.5.1That the City of Vincent- addresses the safety	EDIE	Improvements / modifications to the intersection of Newcastle and Fitzgerald Streets requires the	2024

ltem	Report Details	Action Officer	Comments	Due Date / Timeframe for Completion / Completed
	issues for pedestrians at the corner of Fitzgerald Street and Newcastle Street in this financial year 2022/23. 4.5.2 That the City of Vincent		collaboration of several stakeholders and is expected to take over eighteen months to achieve. The interim solution has the support of the proposer of the motion	
	places a bollard or visual deterrent to offer a pedestrian refuge and protection of the Heritage listed building on the corner Newcastle Street and Fitzgerald Street. (similar to what exists on the City of Perth side of the fore mentioned intersection).			
4.8	<u>Chemical Sprays</u> – 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 July 2023 Inc. soil sample analysis.	Current resource priorities may result in report delay by one month (now July 2023) - July 2023
4.11	<u>Speed Humps</u> - That Council REQUESTS that Administration undertakes a road condition assessment to underpin a program of maintenance and needs assessment for speed humps and other traffic interventions in local areas, and report to Council Workshop on the findings of these assessments by end of 2023.	EDIE	Report by December 2023	December 2023
12.4 4.12	Refund of Rates AUTHORISES Administration present such a model along with all assumptions to Council for approval, including an indication of when each area will be consulted about the preferences for up- front payment.	CFO	The Vincent Underground Power Project model will be presented to OCM 20 June 2023.	OCM 20 June 2023
4.16(3)	 <u>E-Waste</u> – 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.
	-	s of the Aud	it Committee Meeting held on 2 Ma	rch 2023
5.1	• 5.1 Managing Risk through the Procurement, Contract Management and the Project Management Framework		Amendment requested that the CEO report to Council any risks identified as extreme and/or high in the monthly register	Complete
5.5	5.5 Fraud and Corruption Prevention Plan – Annual Review		Amended item tabled 29 June	Complete

ltem	Report Details	Action Officer	Comments	Due Date / Timeframe for Completion / Completed
10.1	Update on Expanding 40KM/H Speed Zones Within City of Vincent	EDIE	The original AREA 40 trail bound by Vincent, Walcott, Guildford, Swan River, GFF, Newcastle and Charles Street's has been approved by Main Roads WA as a permanent installation of speed limits.	Completed City to continue to advocate for 40km/h across the City.
	C	ouncil Meeti	ing 13 December 2022	
10.1	Stormwater Drainage	EDIE	Commencing within the Mount Hawthorn precinct; Hydraulic modelling to be undertaken in 2023 – 2024 financial year (estimated cost of \$80,000 - \$160,000)	Anticipated be undertaken during the 2023 - 2024 financial year (funded through the above modelling project); and 2023 - 2024 Annual Budget preparations.
10.4	Full Median Strip for Angove Street and Woodville Street Intersection	EDIE	Report back to Council on the outcome of the community consultation and advice whether the traffic management treatment trial should proceed. Consultation results received for full median strip for Angove Street and Woodville Street intersection and is currently being evaluated.	Late 2023
	C	ouncil Meeti	ng 15 November 2022	
10.2	EOI for E-Scooter Shared Scheme in the City of Vincent	EDIE	Council approved the CEO inviting Expressions of Interest for and e- Scooter Share Scheme to operate within the City of Vincent.	EOI issued in June. Outcome will be presented to Council at August OCM
	(Council Mee	ting 18 October 2022	<u> </u>
9.5	Local Planning Scheme 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 mid 2023.	Early -Mid 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 2023.
		Council Mee	eting 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 mid 2023.	Early Mid 2023.

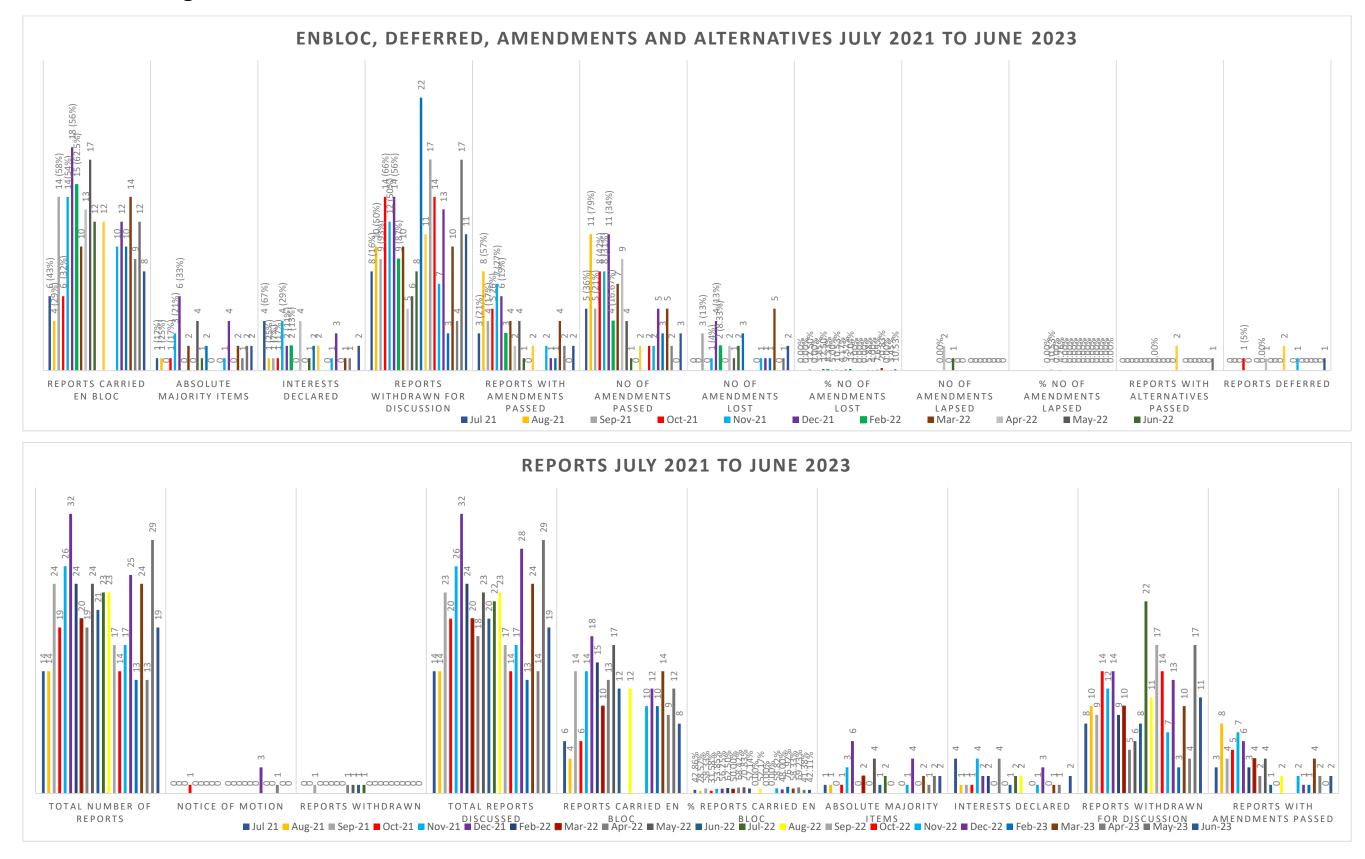
ltem	Report Details	Action Officer	Comments	Due Date / Timeframe for Completion / Completed
9.6	Advertising of Amended Policy - Local Planning Policy No. 7.5.1 - Minor Nature Development	EDSD	Policy amendments drafted to update exemptions proposed to be applicable in the City of Vincent. Amended policy approved for advertising. Results from advertising and the updated Policy will be presented to Council for consideration in late 2022 early mid 2023	Early Mid 2023.
		Council Me	eeting 26 July 2022	
9.7	Beaufort Street and Grosvenor Road Pedestrian Improvement 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 late 2023.
9.8	Creation of Mall Reserve - Washing Lane, Perth	EDSD	Formal application through Section 59 process will be sent through to the Minister for Lands	Late 2022/Early Mid 2023
9.9	New Lease to Jigsaw Search & Contact Inc - Portion of Robertson Park, No. 176 (Lot 1) Fitzgerald 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 Late 2023
	l	Council Me	eeting 17 May 2022	
9.4	Sale of No. 25 (Lot 93) Sydney Street, North Perth	EDSD	Settlement scheduled 25 July 2023.	August 2023.
		Council M	eeting 5 April 2022	
9.3	Proposed Amendment No. 9 to Local Planning Scheme No. 2 - No. 21 (Lot: 373; D/P: 1939) Eucla 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.
		Council Me	eting 8 March 2022	I
9.4	Sale of No. 26 Brentham Street, Leederville	EDSD	Scheme amendment approved, liaising with potential purchaser. Confirmation with adjoining landowner, interested in making offer for purchase.	Mid 2023
		uncil Meeti	ng 14 September 2021	
9.7	Outcomes of Advertising: Draft Precinct Structure Plan and Draft Place Plan - Leederville; and Preparation of Amendment 7 to Local Planning Scheme No. 2	EDSD	LPSP referred to WAPC for comment and endorsement.	Final comments not expected until mid late 2022.carly mid 2023
		ouncil Mee	ting 20 October 2020	
12.2	Request to the Minister for Lands to Acquire Six Rights of Way as Crown Land and Reserve as Public Rights 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 Mid 2023

ltem	Report Details	Action Officer	Comments	Due Date / Timeframe for Completion / Completed
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 mid 2023.
Council	Meeting – 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.The Possessory Application that was lodged on 28/06/2019 has been granted by the Commissioner of Titles and was advertised in The West Australian on 29/08/2022 with the notice period expiring on 19/09/2022	To be signed by 30 October2020.31 May 2023 update:The Application is in it'sfinalisation stage with a newsurvey being lodged by theApplicant (being DP424973)which is In Order ForDealings.Landgate will notify City whenApplication and DP areregistered.Late 2023
Council	Meeting – 30 May 2017	1		1
12.5	Perth Parking Levy	EDIE	State Government yet to release results of consultation.	Update scheduled to be provided in late 2021. 2022 Early 20.23

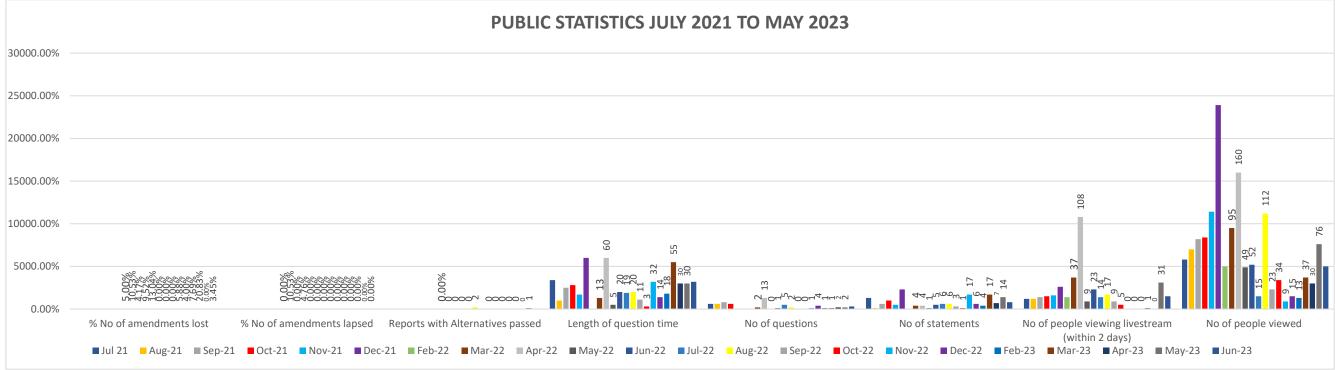
COUNCIL WORKSHOPS

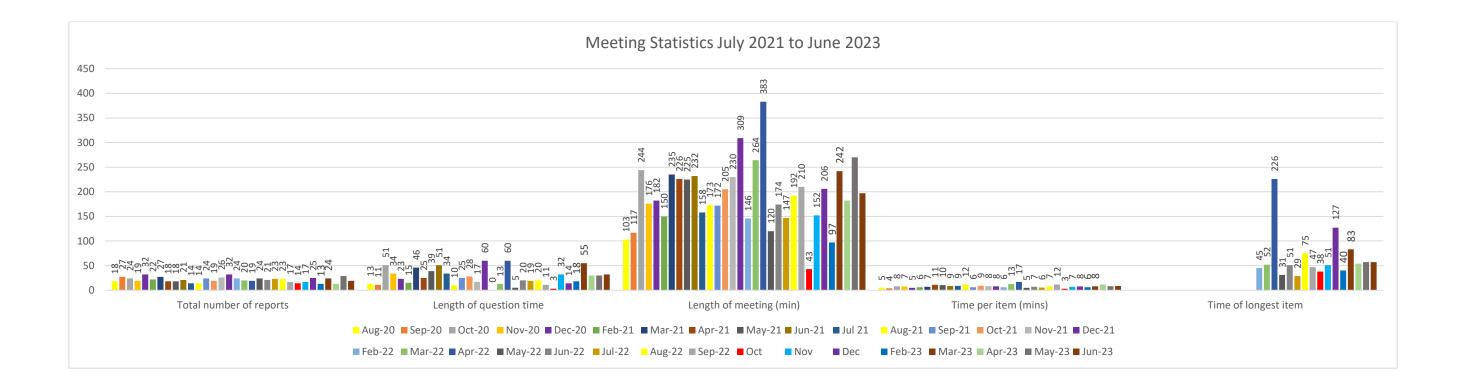
One workshop has been held since 24 May - it was on 27 June 2023 and had the following items on the agenda:

- Leederville Redevelopment, The Avenue and Frame Court Carparks
- Update of the Strategic Projects in the Corporate Business Plan 2022/23 2025/26
- Advocacy Agenda
- Small Business Friendly Approvals Program and Customer Experience Project Update
- Built Form Policy/Medium Density Codes
- Street Tree Policy
- Local Government Reforms
- Communications and Engagement Calendar
- Workforce Plan 2023/2024
- To present the proposed workforce plan to Council
- Council Member Decision Making Forward Agenda 2023
- Local History Awards
- Reconciliation Action Plan Working Group and NAIDOC Week update
- Local Development Plan Fitzgerald Street Car Park



Council Meeting Statistics – June 2023







NOTES

Council Briefing

13 June 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, 13 JUNE 2023 AT 6.00PM

	,	
PRESENT:	Mayor Emma Cole	Presiding Member
	Cr Susan Gontaszewski	South Ward
	Cr Alex Castle	North Ward
	Cr Jonathan Hallett	South Ward
	Cr Dan Loden	North Ward
	Cr Ross loppolo	South Ward
	Cr Suzanne Worner	North Ward
IN ATTENDANCE:	David MacLennan	Chief Executive Officer
	John Corbellini	Executive Director Strategy &
		Development (left at 8.25pm)
	Peter Varris	A/Executive Director Infrastructure &
		Environment (Arrived at 6.03pm, left at
		8.25pm)
	Rhys Taylor	Chief Financial Officer (left at 8.25pm)
	Jay Naidoo	Manager Development & Design (left at
		6.57pm after Item 5.2)
	Tara Gloster	Executive Manager Urban Design &
		Strategic Projects (electronically)
	Lisa Williams	Executive Manager Communications &
		Engagement (left at 8.19pm)
	Alanna Curtin	Community & Civic Events Officer (left at
		7.05pm after Item 7.7)
	Dale Morrisy	Manager Community Facilities
		(electronically) (From 6.04pm to 8.25pm)
	Luke McGuirk	Manager Engineering
		(electronically)(From 6.04pm to 8.25pm)
	Jeremy Chalmers	Coordinator Procurement and Contracts
		(electronically) (From 8.13pm to 8.14pm –
		Item 7.8 only)
	Jayde Robbins	Manager City Buildings & Asset
		Management (electronically) (From
		6.05pm to 8.05pm)
	Chris Dixon	Project & Strategy Officer (electronically)
		(Joined at 6.54pm, left at 8.13pm)
	Nathan Stokes	Executive Manager Human Resources
		(electronically)
	Joslin Colli	A/Executive Manager Corporate Strategy
		& Governance (left at 8.25pm)
	Wendy Barnard	Council Liaison Officer

Public:

Approximately eight members of the public.

1 DECLARATION OF OPENING / ACKNOWLEDGEMENT OF COUNTRY

The Presiding Member, Emma Cole, declared the meeting open at 6.01pm 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

An apology was received from Cr Ron Alexander.

An apology was received from Cr Ashley Wallace.

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 Aldo Arco of Tuart Hill – Item 8.4

- Spoke in relation to the response to the petition regarding tree pruning
- Stated he is the owner of an apartment that has water damage caused by the tree that is the subject of the petition
- Mentioned that he has a video and a document for Councillors to review (included below)
- Queried if damage is caused by the water ingress, who is responsible for that damage, and if somebody gets hurt or becomes ill from the mould?

Administration Response in italics below:

If the strata is claiming damage has occurred to the building as a result of the tree, they would need to submit an insurance claim which would be independently assessed by the City's insurers. The City is unable to comment who would be responsible for any alleged damage.

Encouraged Council to decide in his favour

Mr Arco presented the below information in writing at the Briefing:

- 1. The street tree adjacent to the apartments in Flinders Street has grown to a height above the roof line and as it is very close to the building a huge amount of leaves and nuts are being dispersed onto the roof every day which is continually blocking the gutters and downpipes.
- 2. Up until approx. 2.5 years ago there were no problems with water ingress into the apartments because the tree was well below the building height.
- 3. The owners and tenants of the affected apartments are in a constant state of anxiety every time it rains.
- 4. The gutters are cleaned out over the winter period every 2 weeks and in the summer every month.
- 5. The building is 3 storeys in height and there are safety concerns about the roof having to be accessed by maintenance so frequently.
- 6. The strata company does not want the tree removed just pruned to a height below the building height.
- 7. The tree was pruned by the City of Vincent last year on the side adjacent to the building.
- 8. At a recent meeting on site with Manager Parks she said that the tree would be weakened if the crown was pruned. If this is the case then the tree would certainly be weakened by just pruning it down one side. As it is the tree is growing out very heavily over on to the road. If there were power lines close to the tree there would be no question that the tree would be pruned.
- 9. Also at that meeting it was suggested by Manager Parks that the design of the roof was somehow wrong and that was the source of the water ingress problem. Obviously the building was approved by Council some 18 years ago so that suggestion has no merit.
- 10. The strata company has spent \$7,028.00 installing additional gutters and downpipes.

Administration Response in italics below:

Manager Parks has advised that the request to prune the height of the tree to well below the roof of the building would require removal of approximately one third of the top of the tree. Removing this top third of the canopy would have significant negative impacts of the aesthetic form of the tree as well result in excessive epicormic growth (due to the crown of the tree being removed) which is structurally weaker and increases risks associated with the tree. Had overhead powerlines been present in this location, a more suitable tree species that can adapt to regular pruning would have been chosen.

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During the site meeting, Manager Parks suggested the installation of gutter guard to prevent leaves accumulating in the channels of gutters and allowing water to travel freely. The start advised that they are not supportive of this suggestion stating that they have already spent significant money on maintenance and modifications of the gutters.

The Presiding Member, Emma Cole, thanked Mr Arco for his comments and advised of the location of the petition he is speaking to, and advised that the video would be circulated to Council Members for review.

3.2 David Hunter of North Perth – Item 5.1

Mr and Mrs Hunter submitted a statement, (under Item 3.5 below), and spoke to it:

- Stated that he owns an adjacent property
- Spoke against the recommendation
- Mentioned that the DRP had concerns around context and character, landscape quality, build form and scale, sustainability, amenity and aesthetics, all pending further attention, which directly affect the neighbours
- Stated that any amendments have been minor in nature
- Mentioned that they do not agree with the applicant's commentary
- Urged Council to defer or to refuse the application

The Presiding Member, Emma Cole, thanked Mr Hunter for his comments and acknowledged receipt of his written statement and will be considered.

3.3 Charlie Surace of North Perth – Item 5.1

- Spoke against the recommendation
- Stated that the information regarding car ports in the report on page 12 is misleading, car ports do not have to comply with the same setbacks
- Stated that the overshadowing of the neighbour at 78 Auckland Street has not been considered
- Requested that conditions be added that the entire foundation is lowered to the lowest point; reduce the effect of the bulk by placing the car port in front of the building, so the double garage can be used as living area
- Stated that the development does not meet the requirements of the R Codes or the DRP

The Presiding Member, Emma Cole, thanked Mr Surace for his comments and advised that some of the questions would be asked during discussion of the item.

3.4 Anna Pearce of Cottesloe – Item 5.1

- Stated that she represents Riverstone Custom Homes
- Mentioned that the application has been a long process and has included many visits, emails and phone calls, and they have made significant and numerous changes to the plan following feedback from various stakeholders
- Stated that there is no planning argument for this application to be refused, and request that Council recommend approval

The Presiding Member, Emma Cole, thanked Ms Pearce for her comments.

3.5 Fiona Hunter of North Perth – Item 5.1

Mr and Mrs Hunter submitted the statement below, and Ms Hunter spoke to it:

- Stated that this has been a long and stressful journey, this application has taken 8 months
- Queried if Manager Development & Design has met with the builders to discuss the plans, and how many times? Queried why the Manager Development & Design did not meet with her?
- Queried why, when a 2m upper floor setback was enforced for their property, is this application being recommended for approval when it has a 0.7m upper floor setback?

- Stated that they do not agree with the comment that they are difficult and do not want anything built on that property.
- Requested that Council Members that have not yet visited the site to make an effort to do so before the Council Meeting

Administration Response in italics below:

In respect to Manager Development & Design meetings:

- Manager Development & Design has not met with the applicant during the course of the application process.
- At the time of reviewing the officer report for the application, Manager Development & Design initiated multiple telephone conversations with the applicant to request further changes be made to the proposed development in respect to colours and materials.
- Following attendance at an on-site meeting with residents and some elected members on 8 June 2023, Manager Development & Design again initiated telephone conversations with the applicant to request that they consider the finished floor level of the proposed deck and pool area in the context of the existing eastern side boundary wall to their neighbours at No. 78 Auckland Street.
- Manager Development & Design is not aware of having received any requests to meet with the applicant or any residents throughout the course of the application process.
- Since Council's Briefing Session, Manager Development & Design has contacted and spoken with Ms Hunter on the telephone.
- Residents who have concerns with a development application typically liaise with the assessing officer
 of the application. This is the Urban Planner in this instance. Ms Hunter has met several times and there
 have been telephone conversations on numerous occasions throughout the assessment process with
 the assessing Urban Planner and their respective Senior Urban Planner.

In respect to the upper floor setback:

- The deemed-to-comply standard of the City's Built Form Policy sets out for walls on upper floors to be setback 2.0 metres behind the ground floor building line, and for balconies to be setback 1.0 metre behind the ground floor building line. Where this is not satisfied, an application is required to be assessed against the corresponding design principles of the R Codes and the local housing objectives of the Built Form Policy.
- At the adjoining property to the north at No. 31 Gill Street, discretion was exercised in approving the balcony with a nil setback behind the ground floor building line. The dwelling wall on the upper floor is setback 3.2 metres from the ground floor building line and exceeds the deemed-to-comply standards.
- For the subject application, the proposed 0.6 metre balcony and 0.7 metre dwelling wall setbacks on the upper floor is supported as considered against the design principles of the R Codes and local housing objectives of the Built Form Policy. This is because it adequately incorporates articulation and visual interest to the street, while reducing solid blank walls and associated building bulk impacts to the upper floor. The building mass and bulk as presented to the street has been broken up by incorporating varying setbacks of the upper floor, glazing, roof overhangs and eaves, design detailing and minor projections, and the use of varying colours and materials to ensure the upper floor is distinct from the ground floor, as well as being located behind its alignment.

The Presiding Member, Emma Cole, thanked Ms Hunter for her comments.

Written submission

Firstly, please accept our gratitude for those who attended 80 Auckland Street on the evening of the 8th June to hear the broader community concerns and the immediate concerns of those directly impacted by the proposed build at 80 Auckland street. For those that did not attend, we can attest to the robust discussion around the impacts of this build including detriment to streetscape and property value, not to mention the precedent set that could unravel the fabric/style of neighbourhood that so many have fought to keep in line with R20 Zoning. Fundamentally, it was incredibly disappointing and maddening to hear that Planning has recommended approval for the build, underpinned by notion that R20 guidelines and design principles don't really factor into decision making and the recommendation is discretionary in nature.

Planning conceded that the block was awkward and restrictive because of the shape and 2.7 metre water easement on the eastern side, notably this setback is required to be 4 metres under the R-20 Codes and

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rather than being restrictive this applicant is being allowed a 2.7 metre set back. I put it to you all that the onus for proper due diligence and research is on the buyer. We, the owners of 31 Gil Street, who have been rate payers in Vincent for 27 years did our proper due diligence and worked with Planning to adhere to policy and conceded to many of the R20 regulations as stipulated. We were also told in no uncertain terms that there was a strict 2 metre upper floor setback stipulation. This was reiterated with our designer during a meeting at Council.

We adhered to this, despite wanting to extend further to maximise our city views, which we will lose if this build goes ahead. The rules either apply or they don't. We are also well aware that you do not buy a property for a view of significance but we also believe that we should NOT be impacted by a plan so egregiously over the regulated setbacks. We are also incensed by 'revised' plans and following the neighbour's opposition to the proposed plans, the specifics of which seem to have been left out of the 50-page proposal 'Summary of Key changes' that has been tended for your review. The document purports and alludes to an agreeable applicant who is working with neighbours' concerns to revise his plans that is more befitting to regulation and sentiment. This could not be further from the truth and is almost antagonistic in essence. For instance, the revision of scale and bulk reduced from 319.5 Sq Metres to 311.9 Sq Metres. The upper floor set back was revised from 0 to 0.7 Metres; however, the eaves were extended. The floor plan does not even terrace down with the slope of the block or cut in below ground level to ease the imposition on neighbours.

Administration Response in italics below:

It is noted that the rear setback requirement was previously 4.5 metres, in accordance with the R-Codes, due to the major opening to the kitchen. In amongst the numerous iterations, the major opening to the rear was glazed which has resulted in the eastern elevation not including any major openings. As such, this reduces the setback requirement from 4.5 metres to 1.7 metres. The proposal satisfies the deemed-to-comply standard for eastern lot boundary setback with this change.

We are reasonable people who are not obstructive in nature. We are going to be tremendously impacted by this build(financially) and nobody seems to care about the rate-payers sentiment and concerns. The concessions made are negligible to say the least. The salient fact is this, the owner wants to build a large home on a very small block, which would appear to be even smaller due to the limitations such as the aforementioned water easement. Why must everyone be impacted by this? To long standing rate-payers it would seem that Planning is more concerned about appeasing and approving the plans for owners moving in than having some conviction by upholding the rules and supporting the North Perth community. It would appear that anytime a big builder or entity or power gets involved, the rules are bent to everyone's detriment. We do not find this reasonable and just, considering our recent history with the City of Vincent Planning department, which i will now detail.

Facts to be considered

Our property, 31 Gill Street was owned by Guido Giorgi, Managing Director of the Giorgi Group, who is very influential and powerful in building circles. This parcel of land was approved for subdivision by Landgate, despite Planning recommending that the land is not to be subdivided. Perhaps for the limitations of the block and the upheaval we are now all experiencing. In any case, the land was subdivided into 2 parcels.

My wife and I have walked past 31 Gil street for decades and thought about buying it one day and building our dream home. That day occurred on 21/04/2020 when we made a cash offer to Guido Giorgi for the north parcel of subdivided land - 402 Sq Metres. We were due to settle on the 10/07/2020. In that time between offer and settlement , Mr Giorgi put through his plans for 80 Auckland street on the 04/06/2020 which did not adhere to the R20 Regulations but in record time these plans were revised on the 18/6/2020, re-received by Vincent on the 19/6/2020, approved on 10/07/2020 (5 weeks). Interestingly, Mr Giorgi delayed our settlement until the 14/07/2020, which was the same date he was notified by Planning that his plans were approved. I will let you all ruminate over the possible reasons for that, but you can take an educated guess as to why that occurred. My wife repeatedly contacted Planning to speak to Planning Officer Natasha Trefry who approved this development in an effort to understand how this occurred and to get some details, which is reasonable given the context. Despite a dozen calls and messages , my wife was never contacted back and spoken to. This was absolutely unacceptable on every level.

It is obvious that the timing and circumstances around this planning approval was purposefully constructed to negate our ability to comment on the expedited proposed plans. Mr Giorgi's plans were imposing and outside of regulation, and we were not afforded the opportunity to comment due to the hastened approval. Our

concern was the timing and how quickly the plans were approved and motive behind it. There were big question marks around process as a 5-week approval is unheard of and unprecedented, as far as we were told. The current plans proposed by Mr Con Barbas and the Riverstone Builders follow suit and seem to have flagrant disregard for everyone on every level.

Despite our concerns, questions and trepidation around transparency and fairness, we took solace in the fact that we should expect the same level of expeditious service when we put forward our building plans for 31 Gil Street. This could not be further from the truth. Our plans took approximately 8 months to approve and we were told that our proposal was 'Sitting in someone's' tray'. In that time, our estimated building cost rose over 300k, not to mention the other money directed towards extra floor height and courses of brick to counteract the approved Giorgi plan. Now we sit on the precipice of a decision that will further impact us financially as this decision will influence our property value.

My wife has consistently contacted the Planning department, requesting meetings to voice our concerns and at least have the opportunity to meet with the decision makers. My wife has been palmed off to entry level assessors and a gentleman who had been in planning for 5 days. However, Riverstone Builders seem to get an audience with the decision makers without issue. It should also be mentioned that my wife attempted to contact Con Barbas prior to making our first submission in an effort to amicably engage on a human level to work through some issues and understand each other so we can both achieve our dream homes. My wife offered to meet for coffee and was met with nothing but hostility and rudeness. He stated that he had 'No interest in meeting' and quickly shut my wife down. Since then, the relationship has deteriorated as he has threatened to call the police about our bricklayers trespassing on his land, and stating that he has a camera in the trees watching everything. He has even confronted the bricklayers, making their lives more difficult. This man is not reasonable and he is certainly not neighbourly. We have the text messages supporting this poor behaviour.

Now we ask some questions and will continue to ask questions until we get some answers.

Do you think this is reasonable treatment for a rate payer of close to 30 years? Who is going to financially compensate us for this egregious disparity in service and approval? If you were the owner of 31 Gil Street, would you be content and happy with these circumstances? If you were the owner of 31 Gil Street, would you vote to approve this Riverstone plan? Can you in good conscience approve this plan to go ahead to the detriment of so many people?

My wife and I will be chasing all avenues via Freedom of Information to investigate further. This whole process has been sullied in difficulty, disappointment and upheaval. I personally work for a government agency in the most stringent and dangerous of environments and I can tell you that I am strongly governed by integrity and guided by my unwavering scruples. I am in a position of responsibility and pride myself in doing the right thing, looking after those who deserve to be looked after and protected. I can only hope that the City of Vincent believes in the same thing.

I implore you to at least defer your decision pending proper and thorough investigation or reject the application as you see fit.

The Presiding Member, Emma Cole, thanked Ms Hunter for her comments and advised that the above email has been sent to Executive Director Strategy & Development and Manager Director and Development for response..

3.6 Frieda Barbas of North Perth – Item 5.1

- Stated that she is the owner of the property
- Mentioned that the application process has been emotionally and financially draining
- Urged Council to approve this application

The Presiding Member, Emma Cole, thanked Ms Barbas for her comments and expressed sympathy for the emotional impact the process is having on her.

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The following statements were received prior to the meeting:

Dudley Maier of Highgate – Item 7.6 Underground power

Administration Response in italics below:

1. Do Western Power's estimates, as shown on page 2, include a contingency factor? If so, what is their contingency percent, and why does Vincent add yet another contingency?

Western Power's estimates include a 10% contingency. The estimates provided by Western Power are E30's which means cost could vary +/- 30%. The City has added a further 10% contingency for modelling purposes.

2. For each area shown on page 2 what is the breakup of the 'estimated ratepayers contribution' broken down into: Western Power payment, Vincent contingency, and project management cost.

An estimated cost breakdown has been provided below. These are based on Western Power E30 estimates which are subject to change. Project management costs are high level estimates and will be reassessed closer to the commencement of each project to ensure they are appropriately resourced.

Program	Project	E30 contingency 10% (estimated)	Project Management Costs (These are estimated costs and will vary depending on requirements and the stage of each project)	
NRUP	North Perth/ Mount Hawthorn (Project 343)	\$0.8m	~\$0.1m – \$0.3m	\$8.3m
NRUP	North Perth/ Mount Lawley (Project 347)	\$0.6m	~\$0.1m – \$0.3m	\$6.3m
NRUP	Perth/ Highgate - including heritage sites (Project 348)	\$0.5m	~\$0.1m – \$0.3m	\$4.9m
TUPP	Leederville/North Perth (Project 406)	\$1.4m	~\$0.1m – \$0.3m	\$13.8m
TUPP	Mount Hawthorn (Project 340)	\$1.4m	~\$0.1m – \$0.3m	\$14.3m
TUPP	West Perth/Perth/Leederville/East Perth (Project 1190)	\$0.9m	~\$0.1m – \$0.3m	\$9.0m
RUP	Mount Hawthorn/Joondanna/Osborne Park (Project 34A)	\$0.9m	~\$0.1m – \$0.3m	\$8.8m
RUP	North Perth (Project 35)	\$0.6m	~\$0.1m – \$0.3m	\$5.5m
	Total	\$7.1m	\$1.9m	\$70.8m

3. Given that construction in the first area (North Perth-Mt Hawthorn) was due to commence in October, is the estimated cost at the E10 level yet? If not, when will the E10 figure be provided?

The first project area (North Perth/Mount Hawthorn) is no longer due to commence in October 2023. The E10 is currently anticipated in January/February 2024 based on latest guidance received from Western Power.

4. Given that Vincent surveyed owners in the Highgate East area at the beginning of that project, and that the percent that paid up front only varied slightly from the initial survey, why hasn't the administration surveyed owners in the first area to determine the number who would pay up front, and therefore the number who would need a form of financial assistance? Why has the administration simply said that financial support could be available for up to 70% of owners rather than actually asking them?

The City will survey ratepayers once E10 estimates and further information is available from Western Power. The City currently does not have sufficient detail from Western Power to provide ratepayers with an accurate estimate of what their individual cost would be.

5. It seems that the administration is suggesting that costs be recovered as a service charge as part of the rates notices in order to attract the State Government contribution for pensioners and the like. Have any other local governments succeeded in obtaining the payment from the State Government? If so, which ones?

The Department of Finance have confirmed they will provide a rebate to eligible pensioners up to 50% of the total service charges levied on their rates notice.

6. The 50% net debt ratio seems to be a driver to the decision to delay some areas by up to 37 months. Does the model used by WATC differentiate between loans that can be considered as 'secured' (as the underground power loans eventually are) versus those that are simply there to provide facilities and which are not, in a sense, 'secured'?

The City has consulted WATC at various stages while building the model who have advised the City to use the Indicative Additional Debt Capacity Calculator. The nature of the Underground Power loans have allowed the City to stretch the Debt Service Coverage ratio to 2.3 where this has historically been assessed at 3.0.

7. Can you confirm that the start of the first project has been deferred from October 2023 to January 2024? Can you confirm that Vincent requested this?

The City has not requested a delay to the first project. All delays experienced to date are due to delays in Western Power's engineering design process. The current estimated start date for construction is April 2024 (this update received from Western Power since drafting of the Briefing Report that this question refers to).

8. Has Western Power given any indication why the number of properties in area 1 went up by 20% yet the cost only went up by 12.5%, yet for Area 2 the number of properties went down by 9% and the cost went up by 48%?

Western Power has advised that when project boundaries change, the engineering design of the network changes, and this has cost implications. In addition, the average age of assets in an area may increase or decrease due to a boundary change, which will affect the relative share of the project cost borne by Western Power and the City.

9. Given that the underground power debt seems to peek at about \$20 million in 2027 but then drops to about \$7-8 million in 2029, why have the Administration suggested that project areas be deferred for over 3 years rather than just maintain the debt level at the 2027 level?

Due to the higher costs of the Leederville/North Perth and Mount Hawthorn projects, the debt peaked at a much higher point of \$20m in FY2027 compared to other years of the underground power timeline.

The project timeline has been developed in consultation with Western Power and their schedule of works. Debt is not the only factor to consider as the City also needs to ensure there are sufficient reserves to manage service charge recoverability timing issues and potential cost escalations.

10. The purported 'sensitivity analysis' does not clearly explain what is meant by the 'cash balance'. Why is a significant cash balance, whatever that is, necessary or desirable? Isn't it sufficient to just have a positive cash balance, assuming that the cash balance does not include any funds in any of the other reserves?

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The cash balance represents the cash balance for the project and the balance of the Underground Power and TPRC reserves. The sensitivity analysis confirms that when stress tested reserve funds are required to maintain a positive project cash balance.

Imogen Blair of North Perth – Item 5.1

We are unfortunately not able to be at the briefing in person but will be listening and following online. We provide the following for consideration.

As owner occupiers of 29 Gill St adjacent to the proposed development at 80 Auckland St we continue to object to the current proposal including having the following concerns.

- 1. The footprint and bulk of the proposed development far exceeds the two previous building plans that we as neighbours approved. And going through the process currently where there are numerous and significant objections, the process and equity in the process is failing.
- 2. Not only has the street front setback been exceeded, the setback to our boundary fence has been reduced to 2.3m. Furthermore this narrow strip of land that will be in shadow for most of the year is being included as part of the open space provisions for the development.
- 3. The neighbourhood is characterised by its "walkability" and there is considerable on-street interaction between neighbours. The proposed development does not interact with the street and community in an open and positive manner.
- 4. The development is contradictory to the "Eton Street Precinct" decision made by Council approximately 20 years ago post-development of 77 Eton Street. The bulk and height (and roof-mounted air conditioners) of 77 Eton Street are still a blight on the landscape for all the houses overlooking from the North. Current residents of 77 Eton Street who had no part in the planning or construction of the building are still receiving opposition to any changes or modifications to the exterior facade. The neighbourhood has a long memory and there is significant community discontent to the development which will cause discord for many years to come.

With such significant objections how have the amendments been allowed to be so minimal?

We are reasonable people and understand people want to develop their property but the excess, encroachment of neighbouring properties and lack of consideration and regard for the neighbourhood amenity is significant.

Administration Response in italics below:

The determination of the application is to be made on the acceptability of the final set of development plans submitted by the applicant, reflecting changes made to the proposal during the course of the assessment process. In Administration's assessment of these development plans it is considered acceptable and should be approved as considered against the planning framework and as detailed in the officer report.

Chris Haykin of North Perth – Item 5.1

The current development proposal for 80 Auckland Street does not satisfy R-code design principles P2.1, P2.2 and P5.1.1 of the Local Housing Objectives, nor a key objective of Local Planning Scheme No. 2. The development application should be rejected or deferred to seek an acceptable solution.

The combination of ground and first floor proximity to the street, built form to both side boundaries, and maintenance of a single ridge height, and the elevated sloping lot with 26m street frontage accentuates the building's scale and mass and presents a dominant built form, particularly at the Southern interface. This is not consistent with the established streetscape. The established streetscape seeks to minimize the visual impact of built form, where existing 2 storey developments utilise excavation, substantial first floor setback, substantial ground floor setback, and/or physical ground level separation and openness at side lot boundaries to achieve this.

Justification provided for the proposed 2.9m street setback is an inability to set a building back

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consistent with the carport of 78 Auckland Street. With a Northern boundary of 18.5m, it can be achieved, if the lot is not overdeveloped and built form doesn't extend to the Southern boundary. The proposed design solution is the inclusion of a pitched roofed alfresco area up to the Southern boundary to create a 'sense of separation and openness'. The assertion that it aids the transition to #78 is illogical and disingenuous. It only serves to abruptly highlight the difference in setbacks rather than sympathetically transitioning to the existing street setback pattern. The design is not in keeping with the streetscape, which has visual, material separation between lots at ground level on at least one side. Material physical separation between 80 and 78 Auckland Street should be a development condition to ensure any setback variance is less abrupt and less apparent.

The recommendation that Council accept the proposed 80 Auckland Street development relies on the assertion that the Auckland Street streetscape and established street setbacks will be significantly altered due to subdivision. This assertion contradicts R-code design principle P2.1 *"Buildings set back from street boundaries an appropriate distance to ensure they contribute to, and are consistent with, an established streetscape."* and CoV's own Local Planning Scheme No. 2 objective to *"enhance the amenity and character of the residential neighborhood by encouraging the retention of existing housing stock and ensuring new development is compatible within these established areas."*

The proposed 80 Auckland Street setback of 2.9m does not contribute to, and is not consistent with, the established streetscape. The proposal was referred 3 times to the City's expert Design Review Panel (DRP) for assessments. The DRP Chairperson's comments on the most recent referral include 'Both the primary street and rear setback do not appear consistent with the surrounding context. The built form appears too large for a shallow and irregular shaped site.'

The application relies on "consistency" with the corner lot setback at 31 Gill Street as justification for the 2.9m setback. This is despite their very different contexts, block characteristics and built form bulk, scale and mass. Corner lots are treated differently as they are not required to be consistent with the street setbacks of both streets. 31 Gill Street has a street setback consistent with Gill Street and not the established streetscape pattern for Auckland Street. The development on the corner at 31 Gill Street is supposed to be set back differently from the rest of Auckland Street and therefore 80 Auckland Street should intentionally be different, not consistent with this setback.

We acknowledge 80 Auckland Street lot characteristics require some deviation from the established street setbacks pattern to develop the lot. However, development should be moderated to protect the existing Auckland Street setback pattern by design which is consistent with, and contributes to, the existing street setback as per the Design Principals. This can be achieved by a design which incorporates a street setback that actually transitions, between of the setback of a corner lot to the North and the established streetscape to the South, rather than the current design which purports to provide 'a sense of transition'.

The proposed large 4 bedroom executive design is oversized for the lot and does not protect the prominent streetscape features of setback and open space. There is opportunity to moderate the design to achieve the intent of the design principles.

The R-Code Explanatory Guidelines state:

"In the case of established residential areas with valued streetscapes, it will usually be the case that there is a consistent pattern of street setbacks. In these cases, new development should **closely conform to the established pattern**." Where the pattern varies, a setback **mid-way between that of the buildings on either side may be appropriate.**

".....only allow a reduced setback from the street.....provided there is a positive relationship with adjacent dwellings and the streetscape"

"care should be taken to **protect** elements of setback and open space to maintain the difference in context between high and medium density areas"

The street scape presented in the planning application (extract below) is not to scale. The scaled render (below) shows the proposed 80 Auckland Street development is not consistent with the established streetscape to the South. Its bulk, scale and elevation on this sloping lot dominates 78, and the rest of Auckland Street.

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We trust our statement and the points raised will be given full consideration.

Administration response in italics below:

In many cases streetscape are altered by urban redevelopment and infill, by the subdivision of corner lots and the creation of new frontages to side streets. Where this happens, similar considerations to those for setbacks to frontage streets will apply although there is scope for a common-sense rationalisation between existing houses which create the character of the street and infill development.

Whilst each application is to be assessed on its own merits, some consideration is to be had with regards to the context of the surrounding properties. Specifically, when proposing a boundary wall, consideration with regards to the adjoining property is required. Additionally, where a variation is proposed, as part of a design principle assessment, consideration regarding the proposed developments impact on the surrounding dwelling is needed. Commentary regarding the proposed dwelling's acceptability, with specific regards to the design principles, has been detailed at length within the Ordinary Council Meeting Agenda.

Kathryn Haykin of North Perth –Item 5.1

I am unable to attend the briefing session, can you please ask the following related questions:

- **<u>Context</u>**: At an on-site meeting 8th June 2023 the Mayor addressed community concerns any properties with setbacks less than the R20 deemed to comply setback provisions could "set a precedence" and be used as justification for future developments to adopt the same/similar setback. My take away from the Mayor's comments was, that every design is assessed on an individual basis and as such there is no such thing as precedence when determining planning applications and assessing the suitability of setbacks. The following would seem to contradict the Mayor's assertions and indicate that precedence is being effectively used as an argument in the development of 80 Auckland Street:
- Current approved plans for the lot have a 2.9m setback and are for a double storey, flat roofed dwelling, set back from both side boundaries.
- The current proposed design, that the City of Vincent is recommending for approval has a 2.9 m setback even though the design has been revised to increase the size, mass, scale and bulk of the proposed building (pitched roof, extends to both side boundaries, reduction in unroofed open space, etc).
- The justification provided by the council to support the current design's 2.9m street setback is that it is consistent with the streetscape pattern for the adjoining corner lot. I.e. it is using it as a precedence.

Correspondence received from City of Vincent dated 30 May 2022 in reference to community consultation and the proposed setback for the adjoining subdivided lot of 31 Gill Street DA No.
 5.2021.420.1 states that the variation to street setback standards is acceptable as "The setback is consistent with the approved dwelling at 80 Auckland Street".

Plans for the subject site marked as received by the City of Vincent 19 June 2020 (which I understand are the current approved plans for the subject site) have a street setback of 2.9 m and state "Note: Ground floor front setbacks as shown in accordance with DA No. 5.2018.244.1". DA No. 5.2018.244.1 pertains to the adjoining subdivided lot of 31 Gill Street.

Why, despite a change in building mass, scale and impact, between current approved and the proposed design, has no adjustment to the 2.9m street setback been made or insisted upon by planning? Why, despite the inconsistent building and lot context, mass, scale and impact between 80 Auckland Street's current planning submission and 31 Gill Street should #80 have a consistent setback to 31 Gill Street? and can a single, corner lot setback, really be considered a pattern?

Why, despite the inconsistent building and lot context, mass, scale and impact between 80 Auckland Street's current approved plans and 31 Gill Street should the current approved plans reference and have a consistent setback to 31 Gill Street?

Administration Response in italics below:

The application has been assessed on its merits. The minimum 2.9 metre ground floor setback to the proposed dwelling is acceptable because it would appropriately transition in the streetscape from the approved two storey single house that is currently under construction to the adjoining property to the north (No. 31 Gill Street), to the existing single storey single house located to the south (No. 78 Auckland Street). The appropriateness of this transition is informed by:

- Locating the garage in line with and abutting the garage on No. 78 Auckland Street;
- Siting of the two storey components to the northern side of the property and single storey open sided alfresco to the southern side of the property;
- Including deep soil and planting areas within the front setback area across the street frontage to
 accommodate tree planting and canopy coverage in order to assist in reducing the impact of building
 bulk;
- Incorporating articulation with varying setbacks of the building horizontally and setting back of the upper floor; and
- Incorporating varying colours and materials, glazing, roof overhangs and eaves.

Shawn Offer of Mt Lawley - Item 7.5

I would like to thank you for preparing to provide support to the Mt Lawley businesses affected by the changes to the parking fees from September last year. This cannot happen soon enough. The reintroduction of one hour parking is very welcome by my business. I do object to the basis to which it will continue being applied in Leederville car parks for the same reasons I have expressed in the past. I feel for the businesses in Leederville who still need to contend with this handicap and will in the future also deal with significant construction in their precinct. I urge you to reconsider this approach.

When concerned with the Raglan Road Car Park, my understanding is that the City's consultant was also of the view that the non-ticketed free parking also needed to be double from what it is currently. Will this recommendation also form part of the changes to the Ragland and Chelmsford Car Parks? If not, what is the rationale behind this decision?

Will the Credit Card Surcharge fees be changed to abide by consumer law or is the council actually paying a 5% credit card transaction fee?

Is it possible for the ticket machines in the Ragland Road and Chelmsford Carparks to have shelter over them to assist people using them in the rain?

Thank you to the councillor who have reached out to me, and to the others who have contacted my neighbours.

Judith Burrows of North Perth – Item 5.1

Firstly. thank you for taking the time to read, research and assess this development and give a considered and fully informed decision as to the validity and impact of this build, its impact on the neighbours and streetscape and whether it meets the R-20 Codes or Vincent Built Form Policy 7.1.1. When purchasing a block to build your dream home on, you do your due diligence and either:

- Make sure your dream home will fit the Codes applied to the block of land. or
- Pick your dream block and get a home designed to fit the R-Codes that apply.

This DA being presented to you for consideration does neither nor does it even attempt to do so, the expectation here being that Vincent will cave on its commitment to protect R-20 and all that entails in this small pocket of Vincent to give this applicant the house "they want" regardless. We ask you to say no to any infill erosion of lifestyle and streetscape that 83% of the people in this area voted for, repeatedly over 18 years.

Please contact me if you are not aware of the history and re-read my email of June 7th and take a good look at the photographic impact of how a 9 Metres high building, as proposed for 80 Auckland St, detrimentally affects immediate and close neighbours. Please do not do it again, this is an opportunity to stand up and protect this community.

I ask that you defer voting on this development and ask that the DA be adjusted to fit the block and meet the R20-Code. Also a meeting be set up with 31 Gill, 80 Auckland and 78 Auckland to mediate every ones needs within the Codes, possibly including the Chair Person or representative from the DRP.

Please take time to access and look at the original plans intended as suitable for this block – there are 2 versions, one being single storey with another option being the addition of a small second storey section of one bedroom with ensuite and sitting room. Plans submitted in 2020 have been questioned because of the very short turn around time to get them approved through Council, this needs to be fully investigated before anything can be considered as going through the proper channels. Consultation going to only 3 properties makes it impossible to meet the minimum of 6 objections required to bring to you, the Councillors, for assessment. Even these 2020 plans had a flat roof which massively decreased the height, bulk and scale on neighbouring properties.

I am beyond angry regarding the Planners recommending approval of this plan that even the DRP Chairperson seems to guestion the viability meeting the standards required.

Justifications and Plan Option

There are different comments being made in this report regarding alignment with 31 Gill Street and taking that set back to create a flow in Auckland St. There is also comment about open carports being allowed to be set close to the boundary all to justify the approval of these plans. So, I sat with this and sketched it out on graph paper to match 31 Gill Street however if that is the approach the planners wish to go down to create authentic flow then the setback at the southern end of the block will need to align with 78 Auckland Street which is a 10 metre set back:

- Being generous, purely as an example to show it is not hard to achieve working within this block I
 have created a rough space plan within this setback line as attached and as follows:-
 - double open carport at the north end set close to the boundary North and West
 - a 6 Metre (as per R-Codes) set back at the south end.
 - I have even allowed for the 2.5 rear setback which should be 4 Metres.
 - The mandatory (as per 31 Gill St build) 2 Metre set back to the first floor.
- Additional areas that would take out some of the bulk and scale:-
 - reduce pitch of roof
 - smaller eaves or box gutters
 - digging down land height rather than raising it.

Executive Summary

The information contained in this section could be misleading.

31 Gill Street was sub-divided in 2016 against the wishes of the City of Vincent because it was at a time when there was a brief window where the property reverted back into R30/40 due to the R20 Amendment having lapsed and approval of the new R-20 Amendment not being received from the Planning Minister. The City of Vincent opposed the subdivision based on the continued support and commitment of R-20 Coding in this area, which was made permanent in 2018.

Stating that there is the ability to further sub divide on the Eastern Side of Auckland changing the streetscape is a huge exaggeration because in reality only 2 blocks can still be subdivided, these being 74 Auckland and 60/62 Auckland, both have a 1012.467sqm Lot and subdivision would fully meet R20 requirements with no concessions, similar to 76 Auckland Street. The rest of the street under R-20 are too small in Lot area at 674.978sqm to sub-divide. 78 Auckland is 862sqm and there is the possibility of subdividing this into the 450sqm and 350sqm minimum but since Kat & Chris have recently purchased this house as a family home for themselves and their two children I do not see this happening anytime soon – unless you force them out by supporting this DA, if that happens I believe it would be a huge loss to this neighbourhood. One of the intentions of having R-20 was to encourage young families into this area to

support school numbers and local business and infrastructure, we are very lucky that this is in fact what has happened with many children gracing our lives.

The intent was to move infill to areas around shopping hubs and transport main road areas and away from areas like Auckland Street and this attitude was not only in Vincent – there was so much consultation around this at the time which I and members of the North Perth Precinct Group attended and contributed to. Additionally, for your information 27 and 29 Gill Street are both 539sqm blocks and on the Western Side of Auckland Street they are 545.9sqm – again none can be subdivided. Please note that some older homes are set back more than 10 metres (including 78 Auckland St) and if you started averaging them out for the Built Form set back it may well be more than 7.7 Metres for our streetscape.

The overhead photo of this block showing set back lines is also misleading. Residents are happy with the 6 Metre front set back in R-20 - NOT 7.7 Metres as drawn on this aerial shot. The 2.5 Metre Sewerage set back on the back would only affect about 17 Metres of the building and not the full 23.88 Metre boundary length. With a requirement under R-20 of a 4 Metre set back, this is a huge concession, not a disadvantage. The aerial photos you have been provided with showing the roof space of open car ports is extremely misleading as to how they fit into the landscape and flow of the street. They are open and from ground level allow the view of the streetscape flow with a minimum of 6 metres to the house right down the street and as mentioned above many are up to and over 10m setbacks. We do not view the street by flying overhead and therefore these aerial shots have nothing to do with current requirements and most definitely should never be used as a visual for street setbacks. They are also on the Western side of Auckland Street which I have been constantly told does not translate or set a precedent for any build on the Eastern Side, so always a rejection for me to have a simple frame carport inside the front set back of my very small 6 metre wide home. Having different opinions and rules, as is currently being exorcised and expressed is disingenuous. Constantly referring to the proposed development being a Single House is also minimising the impact of this building on 78 Auckland St and the total flow and visual impact on Auckland Street. This is an oversized in bulk and scale two storey build with an approx. 9 Metre high pitched roof (higher than light posts) and a 2.9 Metre Setback which throws out the Vincent Built Form 7.1.1 Policy of 7.7 Metres, it tears up the State Planning Residential Design Codes requiring 6 metres as being irrelevant in respect to this build and has come to the conclusion that it should be built on the Appendix called Design Principles alone, which to me is subjective in nature but again does not, to me, support this build Again, even the DRP Chairpersons comments question this design being appropriate for the size and shape of the block.

The setback for the first floor is required to be 2 metres, originally they presented a plan with no set back and when asked to vary the design the applicant came back with a 0.70cm setback and put a 0.75cm eave over the top – totally disrespecting the R-Codes and to me making a mockery of the design process and requirements. Also, when planning 31 Gill were told that the 2 metre set back was mandatory and could not be waived – what is so special about this applicant.

Local Planning Scheme No. 2

The objectives of the Residential zone under LPS2 are a relevant consideration for the application. These objectives are:

• To provide for a range of housing and a choice of residential densities to meet the needs of the community;

The objectives were consistently advertised, community consulted in full over an 18 year period and 83% of Residents voted for this area to be deemed R-20 under the Residential Design Codes Volume 1, in full, to indeed meet their NEEDS. So under what authority are you destroying the requirements of this Design Code by undermining all the principles required for building in this area.

• To facilitate and encourage high quality design, built form and streetscapes throughout residential areas; This house brings nothing in the way of built form or streetscape to Auckland Street or the flow on effect in the area due to your unwillingness to keep the promise of R-20. High quality design is subjective, I would refer you to comments by the DRP about being questionable for this block size and shape. I am sure there are plenty of *designs that would be appropriate and meet this dot point.

• To provide for a range of non-residential uses, which are compatible with and complementary to residential development;

Not relevant.

• To promote and encourage design that incorporates sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and recycling;

I doubt this would be met however not qualified to comment, nor do I have the time to investigate. I would love to receive a detailed report on each of these areas and where they are incorporated into this design. • 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; *This is definitely NOT being met.*

• To manage residential development in a way that recognises the needs of innovative design and contemporary lifestyles;

I would question that this design meets these standards.

• To ensure the provision of a wide range of different types of residential accommodation, including affordable, social and special needs, to meet the diverse needs of the community.

As mentioned above this small pocket wanted the residential accommodation to meet the needs of young families and has become popular because of the retention of a backyard space – meeting social needs and supporting small business and schools in the area. There is plenty of diversity in the North Perth and Mt Hawthorn area.

I could go on and on however I will finish by asking again that this application be deferred, the applicant asked to bring the design into alignment with the R-20 Codes and all parties sit down together to resolve issues that have been raised. We have a really good neighbour relationships in this street and surrounds so working together and being considerate is a big part of that harmony.

Administration Response in italics below:

Clarification below on the Executive Summary and other aspects of the officer report that was felt by Ms Burrows could be misleading:

- The 2016 subdivision application was assessed by the City against standards applicable to R20 density coding. The City recommended not support of the subdivision application.
- The Executive Summary section of the officer report in the agenda for the June 2023 Ordinary Meeting
 of Council has been updated to better specify the properties that have already been subdivided and the
 properties that would be capable of subdivision along Auckland Street. Nos. 62 and 74 Auckland Street
 are capable of subdivision, and Nos. 48, 50, 58 and 76 Auckland Street have previously been
 subdivided and developed.
- The primary street setback standards are to be calculated in accordance with the City's Built Form Policy that replaces the R Codes standards. This is assessed by averaging the setback of the five dwellings adjoining properties, either side of the proposed development site. Nos. 27 and 29 Gill Street being properties with separate street frontages are not included in this calculation.
- The subject site is affected by a 2.5 metre easement that extends across the entire length of the eastern (rear) boundary portion of the lot.
- The aerial diagram included in the officer report shows building setbacks in the street. The officer report also includes a section titled Existing Streetscape that provides more details about the building types and the character of the streetscape.
- The proposed development is defined as a 'Single House'. The definition of Single House in the R Codes is as follows: 'A dwelling standing wholly on its own green title or survey strata lot, together with any easement over adjoining land for support of a wall or for access or services and excludes dwellings on titles with areas held in common property.'

There being no further speakers, Public Question Time closed at approximately 6.26pm.

4 DECLARATIONS OF INTEREST

- 4.1 Cr Suzanne Worner declared a financial interest in Item 7.7 Event Sponsorship 2023/2024. The extent of her interest is that she is General Manager of one of the events, business operator for at least two more and her business partner submitted one of the applications. She is not seeking approval to participate in the debate or to remain in Chambers or vote in the matter.
- 4.2 Cr Suzanne Worner declared a financial interest Item 5.2 173 Oxford Street, Leederville Proposed Alterations and Additions to Small Bar (Amendment to Approved) (Unauthorised Existing Development). The extent of her interest is that she is partnering with the owners and using the space for an event. She is not seeking approval to participate in the debate or to remain in Chambers or vote in the matter
- 4.3 Mayor Emma Cole declared an impartiality interest in Item 5.2 173 Oxford Street, Leederville -Proposed Alterations and Additions to Small Bar (Amendment to Approved) (Unauthorised Existing Development). The extent of her interest is that she attended the official opening of the small bar "Roberts on Oxford" on 5 June 2021.
- 4.4 Cr Ross loppolo declared a proximity interest in Item 7.5 Adoption of the Annual Budget 2023/24. The extent of his interest is that there are expenses within the Budget agenda item that relate to works on this administration building which is in direct proximity to my residential property.

These expenses are inconsequential and immaterial to the entire budget, in the opinion of Administration. As a result, Administration has agreed to exclude these items from the Budget and deal with this item in two separate motions, in which case, I am declaring a proximity interest in relation to the administrative building expenses only, permitting me to participate in debate and vote on the material remaining aspects of the Adoption of the Budget.

If it is possible for Council to vote on my ability to participate and vote as one item and if decided in the negative, subsequently move the motion in separate items so I am only excluded from the minor items related to this Administration building, then I am happy for this to occur.

He is seeking approval to participate in debate, remain in Chambers and vote on the matter.

8.4 INFORMATION BULLETIN

Attachments:

- 1. Unconfirmed Minutes of the Sustainability and Transport Advisory Group - 30 March 2023
- 2. Minutes of the Tamala Park Regional Council Meeting held on 20 April 2023
- 3. Unconfirmed Minutes of the Mindarie Regional Council Meeting held on 27 April 2023
- 4. Statistics for Development Services Applications as at the end of April 2023
- 5. Register of Legal Action and Prosecutions Monthly Confidential
- 6. Register of Legal Action Orders and Notices Quarterly Confidential
- 7. Register of State Administrative Tribunal (SAT) Appeals Progress report as at 2 June 2023
- 8. Register of Applications Referred to the Metro Inner-North Joint Development Assessment Panel - Current
- 9. Register of Applications Referred to the Design Review Panel Current
- 10. Street Tree Quarterly Report
- 11. Mindarie Regional Council Waste to Energy Tender Confidential
- 12. Response to Petition Pruning of Trees in Scarborough Beach Road
- 13. Register of Petitions Progress Report May 2023
- 14. Register of Notices of Motion Progress Report May 2023
- 15. Register of Reports to be Actioned Progress Report May 2023
- 16. Council Workshop Items since 27 April 2023
- 17. Council Meeting Statistics
- 18. Council Briefing Notes 9 May 2023

RECOMMENDATION:

That Council RECEIVES the Information Bulletin dated June 2023.

MAYOR COLE:

The photo shows that the tree is not touching the property line, how is damp occurring if this is not touching the property line?.

A/EXECUTIVE DIRECTOR INFRASTRCTURE & ENVIRONMENT:

Although the tree has been cut back from the property line, the strata have advised that material from the tree (leaf, nuts and bark) is still being blown into the buildings gutters and that the accumulation of material in the gutters is beyond what can be reasonably be managed through routine cleaning of the gutters. The strata have alleged that this material from the tree is causing blockages in the gutters that leads to water ingress into selected apartments.

ADDITIONAL QUESTIONS FROM MAYOR COLE:

How do we ascertain if this leak is caused by the street trees or a building structural issue?

The strata are of the opinion that as the City approved the plans some 18 years ago, that the City should be responsible for ensuring the design/structure is appropriate.

The City suggested the strata engage a suitably qualified contractor to assess the structure/building but they did not believe that this should be their responsibility. It is unknown whether blocked gutters can cause this much damage to a building, or whether structural/design issues are also at play.

The strata company is solely responsible for any maintenance responsibilities in their building. Unless it can be proven that somehow the City was negligent in its approval of the building permit some 18 years ago, the builder and owner are the only parties responsible for the leaks now being experienced in the ceiling. This is the case with every privately owned building in Perth.

Has the City's site inspection been to assess the tree and outside of building only, or has there been any internal access?

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The City have only assessed the site from the outside. The City will arrange for the Development Compliance team to investigate and provide advice.

The photo in the report shows the tree is pruned away from the building by a margin, but I also wanted to ask if the upper floor balconies are overhanging the footpath/City land or within private land?

The upper floor balconies extend beyond the property boundary into City land. Essentially the City is only required to prune trees back to the property line (i.e. the side of the building) and no further. However, in recognition of the issues the strata are experiencing, the tree was cut well back from the property boundary as can be seen in the photo provided.

It does not appear that there are any maintenance issues with those, but in any case the balconies would be the responsibility of the owner to maintain.

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5.1 NO. 80 (LOT: 102; D/P: 413590) AUCKLAND STREET, NORTH PERTH - PROPOSED SINGLE HOUSE

Ward: North		n
Attachments:	1. 2. 3. 4. 5. 6. 7. 8.	Consultation and Location Map Development Plans Auckland Street Render and Perspective Summary of Submission - Administration Response Summary of Submission - Applicant Response Design Review Panel Comments - Applicant Response Original Development Plans Determination Advice Notes
RECOMMENDATIO	N:	

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for a Single House at No. 80 (Lot: 102; D/P: 413590) Auckland Street, North Perth in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 8:

1. Development Plans

This approval is for Single House as shown on the approved plans dated 2 June 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 antennaes, 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

Prior to the lodgement of a building permit, a schedule detailing the colour and texture of the building materials, demonstrating that the proposed development complements the surrounding area, shall be submitted to and approved by the City. The development must be finished, and thereafter maintained, in accordance with the schedule approved by the City, prior to occupation or use of the development;

4. Visual Privacy

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 requirements of Clause 5.4.1 (Visual Privacy) of the Residential Design Codes Volume 1 deemed-to-comply provisions, to the satisfaction of the City;

5. Boundary Walls

The surface finish of boundary walls facing an adjoining property shall be of a good and clean condition, prior to the practical completion 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;

6. Street Walls and Fences

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

7. 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;

- 8. Landscaping
 - 8.1 An updated detailed landscape and reticulation plan for the development site and adjoining road verge, to the satisfaction of the City, shall be lodged with and approved by the City prior to lodgement of a Building Permit. The plan shall be drawn to a scale of 1:100 and show the following:
 - The location and type of existing and proposed trees and plants;
 - Spacing between and pot size of proposed trees and plantings;
 - Low maintenance groundcover and shrubs, such as native *hibberta scandens* (Snake Vine) or *grevillea obstusifolia* (Gin Gem);
 - Areas to be irrigated or reticulated;
 - The provision of a minimum 15 percent deep soil and planting areas, as defined by the City's Policy No. 7.1.1 Built Form; and
 - The provision of trees to maximise canopy coverage within deep soil and planting areas and within the front setback area. The tree species are to be in accordance with the City's recommended tree species list;
 - 8.2 All works shown in the plans as identified in Condition 8.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers; and
- 9. Car Parking and Access
 - 9.1 The layout and dimensions of all driveways and parking areas shall be in accordance with AS2890.1; and
 - 9.2 All driveways, car parking and manoeuvring area(s) which form part of this approval shall be sealed, drained, paved and line marked in accordance with the approved plans prior to the first occupation of the development and maintained thereafter by the owner/occupier to the satisfaction of the City.

MAYOR COLE:

In terms of the swimming pool in front setback area of Nos. 78 and 80 Auckland Street, there will need to be a 1.8m dividing fence. What will that look like from the neighbour in terms bulk and scale?

CR HALLETT:

Request an amendment be prepared to address the concerns regarding excavation and investigate adding a condition to lower the development.

MANAGER DEVELOPMENT & DESIGN:

No changes are proposed to the existing brick dividing wall to the southern boundary as part of this application.

The applicant has provided amended plans following Council's Briefing Session that reduce the finished floor level by 0.2 metres of the decking, pool and the garden surrounding the pool within the front setback area.

This change to the finished floor level would result in the existing brick wall to the southern boundary being 1.8 metres in height as measured from the proposed finished floor level of the adjacent deck, pool and garden area. This would provide adequate privacy and screening to this area. This would also not result in

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any additional building bulk and scale from this side boundary wall when viewed from the street or from the neighbouring property at No. 78 Auckland Street because there would be no change or increase to the height of this existing wall.

The Comment section of the officer report has been updated to reflect this change.

An amendment can be prepared in relation to finished floor levels and can be made available at the Ordinary Meeting of Council if still sought.

MAYOR COLE:

Chris Haykin has provided a scaled render to the proposed dwelling from Auckland Street, would it be possible to get a streetscape elevation showing the scale of the dwelling in relation to the adjoining dwellings to the north and south of proposed development? Furthermore, could more commentary be provided with regard to the setbacks?

MANAGER DEVELOPMENT & DESIGN:

A scaled elevation plan has been prepared below including No. 31 Gill Street (adjoining property to the north), No. 80 Auckland Street (subject site) and No. 78 Auckland Street (adjoining property to the south). These are based on the City's records of approvals for these adjoining properties and have been prepared to Administration's best accuracy.

The setbacks of these properties are as follows:

- <u>No. 31 Gill Street</u> (under construction, two storey) Ground floor dwelling setback: 2.7 metres Ground floor garage setback: 2.5 metres Upper floor balcony setback: Nil behind ground floor building line Upper floor dwelling setback: 3.2 metres behind ground floor building line
- <u>No. 80 Auckland Street</u> (subject proposal, two storey) Ground floor setback: 2.9 metres (Living 1 room) Ground floor garage setback: 3.4 metres Upper floor balcony setback: 0.6 metres Upper floor dwelling setback: 0.7m behind ground floor building line (Sitting room)
- <u>No. 78 Auckland Street</u> (existing, single storey) Carport setback: 6.6 metres Dwelling setback: 10.0 metres



MAYOR COLE:

Applicant made changes to plans following DRP comments, can this be included?

MANAGER DEVELOPMENT & DESIGN:

The updates to the development plans relate to the following modifications:

- Providing obscured glass to the kitchen window to the eastern façade. The proposal satisfies the deemed-to-comply standard for eastern lot boundary setback with this change.
- The rear elevation has been treated with contrasting coloured render to the upper floor and moulding strips to differentiate between the ground and upper floors.

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Incorporate face brick at the ground floor of the proposed development facing Auckland Street.

The Design Review Panel section of the officer report has been updated to specify these changes.

CR LODEN:

In terms of plantations on the western side, are there any significant trees proposed within this space? Is there an opportunity for landscaping to be proposed to provide screening? Is the lack of vegetation a result of the sewer easement? Given there is a shortfall in landscaping and the proposed rear setback variation, is there an opportunity to get more trees into this space to reduce the bulk and scale?

MANAGER DEVELOPMENT & DESIGN:

The applicant submitted a revised landscaping plan following Council's Briefing Session to replace the bamboo plants previously proposed to the eastern boundary with Hibiscus Tiliaceus Cottonwood Hibiscus as recommended by the City's Parks Team. This change would provide for additional canopy cover to the rear of the dwelling and would assist in breaking up the appearance of this dwelling wall as viewed from the adjoining property, noting that the setback of this wall meets the deemed-to-comply standard for lot boundary setbacks under the R Codes. These trees can also be planted 0.5 metres away from the sewer main and do not have invasive roots, ensuring it would not impact on the sewer easement.

The western side of the property is proposed to be planted with 10 trees in deep soil areas within this front setback area. This would soften the view of the development as viewed from Auckland Street.

The application proposes deep soil and planting areas, and canopy coverage that exceeds the deemed-tocomply standards of the Built Form Policy.

ADDITIONAL INFORMATION:

An additional three Syzigium Bush Cherry trees have been proposed to the southern side of the alfresco area following Council's Briefing Session. These trees would assist in providing suitable screening and privacy between the alfresco area and the southern adjoining property and would be viable in this location, as recommended by the City's Parks team. This has been updated in the Comments section of the officer report.

Cr Worner left the meeting at 6.52pm due to a previously declared financial interest.

5.2 NO. 173 (LOT: 7; D/P: 867) OXFORD STREET, LEEDERVILLE - PROPOSED ALTERATIONS AND ADDITIONS TO SMALL BAR (AMENDMENT TO APPROVED) (UNAUTHORISED **EXISTING DEVELOPMENT)**

South Ward:

Attachments: 1.	

- Location Plan 2.
 - **Development Plans**
- Landscaping Plan 3.
- Amended Acoustic Report 4.
- Previous Development Approval 24 July 2020 (5.2020.81.1) 5.

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for a proposed Alterations and Additions to Small Bar (Amendment to Approved) (Unauthorised Existing Development) at No. 173 (Lot: 7; D/P: 867) Oxford Street, Leederville in accordance with the plans provided in Attachment 2, subject to the following conditions and associated advice notes:

- All conditions, requirements and advice notes detailed on development approval 5.2020.81.1 1. dated 24 July 2020, 5.2021.274.1 dated 18 August 2020 and 5.2021.220.1 dated 14 September 2021 continue to apply to this approval, except as follows:
 - 1.1 Condition 1.1 is amended to read as follows:
 - This approval relates to Alterations and Additions to Small Bar as indicated on 1.1. the plans dated 17 March 2023 and 9 May 2023. It does not relate to any other development on the site;
 - Condition 7 is amended to read as follows: 1.2
 - 7. The measures outlined in the approved acoustic report prepared by Acoustic Engineering Solutions, dated 24 April 2023 shall be implemented prior to the occupation or use of the development subject of this approval and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;
 - Condition 11 is amended to read as follows: 13
 - 11. Within 28 days of the date of this approval, an updated Waste Management Plan shall be provided to the City. The updated Waste Management Plan is to reflect the changes to the bin store location and its increase in size. The approved Waste Management Plan shall be thereafter implemented to the satisfaction of the City:
 - Condition 12.1 is amended to read as follows: 1.4
 - An amended landscape and reticulation plan for the development site, to the 12.1 satisfaction of the City, shall be lodged with and approved by the City prior to occupation or use of the development the subject of this approval. The amended landscape and reticulation plan shall generally be in accordance with the plan dated 17 March 2023 except the Syzygium Leuhmannii species being replaced with Acmena Smithii Dwarf species or other suitable species as approved by the City; and
 - A new Advice Note 3 of 5.2021.220.1 to read as follows: 1.5
 - 3. The development is to comply with the relevant assigned noise levels under the Environmental Protection (Noise) Regulations 1997.

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MAYOR COLE:

Could Administration provide more clarity around what has been assessed as deep soil landscaping and non-deep soil landscaping.

MANAGER DEVELOPMENT & DESIGN:

The proposal seeks to provide a total of 0.7 percent (2.9 square metres) of the site as deep soil and planting areas with a minimum dimension of 1 metre.

2.1 percent of the site (8.6 square metres) is also provided as landscaping, but is not classified as deep soil and planting areas. This is because it does not have a minimum dimension of 1 metre.

The Comment section in the officer report has been updated to confirm the amount of additional landscaping areas that do not qualify as deep soil and planting areas.

CR LODEN:

Can Administration investigate whether a tree could be provided in the verge or road reserve?

MANAGER DEVELOPMENT & DESIGN:

The City's Engineering team has confirmed that a tree could not be provided in the adjacent verge or road reserve for the following reasons:

- A tree planted within the verge would not be possible due to the presence of the building awning which extends to the edge of the road reserve and existing in-ground drainage infrastructure that would be impacted.
- A tree planted within the road would not be possible due to the existing in-ground drainage infrastructure (drainage line). It would also be inconsistent with the location of other trees along Oxford Street which are located either in the median or within the verge.

Cr Worner returned at 6.56pm.

Manager Development & Design left the meeting at 6.57pm and did not return.

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- 5.3 OUTCOME OF ADVERTISING LOCAL PLANNING POLICY: NON-RESIDENTIAL PARKING AND PAYMENT IN LIEU OF PARKING PLAN
 - 1. Local Planning Policy: Non-Residential Parking
 - 2. Payment in Lieu of Parking Plan
 - 3. Policy No. 7.7.1 Non-Residential Development Parking Requirements
 - 4. Community Consultation Submissions

RECOMMENDATION:

That Council:

Attachments:

- 1. **PROCEEDS** with:
 - 1.1 Local Planning Policy: Non-Residential Parking, pursuant to Clause 5 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015,* at Attachment 1; and
 - 1.2 Payment in Lieu of Parking Plan, pursuant to Clause 77J of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015,* at Attachment 2; and
- 2. REVOKES Policy No. 7.7.1 Non-Residential Development Parking Requirements, in accordance with Schedule 2, Part 2, Clause 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, at Attachment 3.

CR GONTASZEWSKI:

Was this promoted to business community through business newsletter?

EXECUTIVE MANAGER URBAN DESIGN & STRATEGIC PROJECTS *The Policy and Plan were advertised using the following methods:*

- Imagine Vincent (28 March to 24 April 2023)
- Social media posts (14 April 2023 & 20 April 2023)
- E-Newsletter (5 April 2023)
- Perth Now (Central) (6 April 2023)
- Notice boards in the City's Administration Building, Library and Local History Centre.

The Business e-newsletter was not used as a method of consultation.

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5.4 OUTCOME OF PUBLIC NOTICE - PROPOSED LEASE OF PORTION NO. 41 (LOT: 31) BRITANNIA ROAD, LEEDERVILLE

Plan of Lease Area & Drawings of Telecommunication Facility
 Summary of Submissions from Public Notice

RECOMMENDATION:

Option Term:

Attachments:

2.

That Council APPROVES the lease of a portion of land located No. 41 (Lot 31) Britannia Road, Leederville to Indara Corporation Pty Ltd (ACN 643 875 165) shown on the plan attached as Attachment 1 subject to the following key terms:

Two x Five (5) year terms

- 1. Initial Term: Ten (10) years
- 3. Rent: \$48,000 per annum (plus GST)
- 4. Rent Review: CPI on 1 July annually
- 5. Market Rent Review: Market rent review at each Option Term which is to be undertaken 6 – 9 months before commencement of each Option Term.
- 6. Outgoings: Lessee's responsibility
- 7. Rates & Taxes: Lessee's responsibility
- 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
- 9. Maintenance of leased area: Lessee's responsibility
- 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.

MAYOR COLE:

Can you update the plans to include the location of the initial two sites and the final proposed location?

A/EXECUTIVE MANAGER CORPORATE STRATEGY & GOVERNANCE: Attachment 1 has been updated

Cr Loden left the meeting at 6.57pm. Cr Loden returned at 6.59pm.

Executive Director Strategy & Development left the meeting at 6.59pm.

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Cr Worner left the meeting at 6.59pm due to a previously declared financial interest.

7.7 EVENT SPONSORSHIP 2023/2024

- Attachments: 1. Event Sponsorship Detailed Summary
 - 2. Event Sponsorship Guidelines
 - 3. Revelation Perth International Film Festival Confidential
 - 4. East Perth Football Club Footyville Confidential
 - 5. Good Sammy LOOP Confidential
 - 6. WAHonk Fest Confidential
 - 7. Communities Connect Multicultural Mental Health Expo Confidential
 - 8. Beaufort Street Network Dogtober Confidential
 - 9. Jazz Picnic in The Park and Jazz Brunch Confidential
 - 10. PrideFEST Fairday Confidential
 - 11. Mt Hawthorn Streets Festival Confidential
 - 12. Candlelight Best Movie Soundtracks Confidential
 - 13. Beaufort Street Network Christmas Festival Confidential
 - 14. Mt Hawthorn NYE Confidential
 - 15. Hyde Park Festival Confidential
 - 16. St Patricks Day Festival Confidential
 - 17. Multicultural Market Confidential
 - 18. RTRFM Neon Picnic Confidential
 - 19. North Perth Primary School 125th Year Anniversary Confidential
 - 20. Subiaco Football Club City of Vincent Match Confidential
 - 21. Perth Swing Dancing Hullabaloo Fair Confidential
 - 22. Pickle District After Dark Confidential
 - 23. Leederville Connect Events Confidential
 - 24. Centrestage Seniors Concert Series Confidential
 - 25. Vincent Open Studios Confidential

RECOMMENDATION:

1. That Council APPROVES an amount of \$249,000 in 2023/24 for Event Sponsorships as follows:

Event	Amount
Revelation Perth International Film Festival	\$15,000
Revelation Perth International Film Festival	
East Perth Football Club	\$0
Footyville	
Good Sammy	\$15,000
LOOP By Good Sammy	
Junkadelic Brass Band	\$0
WAHonk Fest 2023	
Mulitcultural Services Centre of WA	\$0
Communities Connect Multicultural Mental Health Expo	
Beaufort Street Network	\$7,000
Dogtober	
Perth International Jazz Festival	\$25,000
Jazz Picnic In The Park and Jazz Brunch	
Pride WA	\$20,000
PrideFEST Fairday	
Palace J	\$25,000
Mt Hawthorn Streets Festival	
FEVER	\$12,000
Candlelight: Best of Movie Soundtracks	
Beaufort Street Network	\$5,000
Beaufort Street Christmas Festival	
Floreat Athena	\$10,000
Mt Hawthorn NYE	
Rotary Club of North Perth	\$15,000
Hyde Park Festival	
St Patricks Day WA	\$20,000

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St Patricks Day Festival	
Kena Cabral Morales	\$0
Multicultural Market	
RTRFM	\$10,000
Neon Picnic	
North Perth Primary School	\$O
North Perth Primary School 125th Year Anniversary	
Subiaco Football Club	\$5,000
City of Vincent Match	
Perth Swing	\$0
Hullabaloo Fair	
The Pickle District	\$30,000
After Dark	
Leederville Connect	\$25,000
Leederville Town Centre Events	
Centrestage Recording Studios	\$10,000
Seniors Concert Series	
Julie Rosario	\$0
Vincent Open Studios	
TOTAL EVENT SPONSORSHIP	\$249,000

2. NOTES the allocation of all 2023/24 Event Sponsorship remains subject to the recipient signing a Sponsorship Agreement with the City of Vincent identifying all related expectations and obligations.

MAYOR COLE:

Larger scale events – any discussion with Revelation film festival re reducing the amount, and does that have any implications for their event?

EXECUTIVE MANAGER COMMUNICATIONS AND ENGAGEMENT:

Revelation Film Festival were notified of the reduced funding and acknowledged the report for Council Briefing. The City has previously provided \$15,000 in funding and did not provide any large implications to the event as Revelation source many other streams of funding.

MAYOR COLE:

Football clubs are required to hold 1 event, is that reflected in the recommendation? Does that require a footnote to show how that many is being provided?

EXECUTIVE MANAGER COMMUNICATIONS AND ENGAGEMENT:

The Football Clubs have been consulted and agree to hold one collaborative event together. The \$5,000 funding has been divided between each club to reflect this, and comments have been included in Attachment 1 "Event Sponsorship Detailed Summary".

MAYOR COLE:

Footyville new - match was last year, if combining is 5k sufficient?

EXECUTIVE MANAGER COMMUNICATIONS AND ENGAGEMENT:

Administration has contacted both footy clubs and they have agreed to do a collaborative event, so the funding has been split to \$2,500 each.

CR CASTLE:

Any info re timing of Mt Hawthorn event? Request this info, what is proposed, family focused?

EXECUTIVE MANAGER COMMUNICATIONS AND ENGAGEMENT:

The event is targeted towards 25 - 60+ with the general focus on culinary experiences and the vibrancy of Mount Hawthorn. Local venues will be encouraged to spill out onto the street and be surrounded with entertainment, music, roving performers, live cooking and pop up bars. The event will incorporate family friendly entertainment while maintaining a diverse program to cater to the broader community, with other

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events being funded offering a primarily family friendly focus. It is proposed to run from 11am/12noon until 11pm.

Community & Civic Events Officer left the meeting at 7.05pm and did not return. Cr Suzanne Worner returned to the meeting at 7.05pm

At 7.06pm Chief Executive Officer and Chief Financial Officer made a presention on financial matters – LTFP, Underground Power, SCP, CBP, Capital Works program and Annual Budget .

At 7.11pm Executive Director Strategy & Development returned to the meeting.

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7.4 ADOPTION OF THE LONG TERM FINANCIAL PLAN 2023/24 - 2032/33

Attachments: 1. Long Term Financial Plan 2024 - 2033

RECOMMENDATION:

That Council:

- 1. ADOPTS the Long Term Financial Plan 2023/24 to 2032/33 and NOTES endorsement for the Scenario 1 Base Scenario as detailed in Attachment 1;
- 2. AUTHORISES the Chief Executive Officer to forward the City of Vincent Long Term Financial Plan in 1 above to the Department of Local Government, Sport and Cultural Industries.

MAYOR COLE:

Page 8 – asset sustainability ratio – what is it now?

CHIEF FINANCIAL OFFICER: *The report has been updated.*

MAYOR COLE:

Page 9 – Litis Stadium – more definitive in figures now grant has been approved?

CHIEF FINANCIAL OFFICER: The attachment has been updated.

MAYOR COLE:

Page 10 –residual proceeds of sale of reserve, budget says this has gone to POS reserve

CHIEF FINANCIAL OFFICER:

The attachment has been updated.

MAYOR COLE:

Scenarios - financial ratios - explanatory notes on the amber?

CHIEF FINANCIAL OFFICER:

The attachment has been updated.

CR HALLETT:

5% interest rate – surcharge on credit cards relating to parking machines? Is City paying 5% transaction fee? (as per email from resident Sean Offer above)

A/EXECUTIVE DIRECTOR INFRASTRUCTURE AND ENVIRONMENT:

The City's approach to setting the parking ticket surcharge complies with the relevant regulatory standards, which allows the City to pass on the credit card surcharge. The City has chosen not to apply the actual 'Cost of Acceptance' for the credit card type, which varies between 5.21% and 6.53%, instead opting for a flat surcharge rate of 5%. As a result, the City recovers 80% of current merchant costs.

CR IOPPOLO:

Why is the LTFP driven by 30 year rating strategy instead of other strategies? Is it possible to get a summary of non rating items included?

CHIEF FINANCIAL OFFICER:

The report has been updated.

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7.5 ADOPTION OF THE ANNUAL BUDGET 2023/24

Attachments:

- Statement of Comprehensive Income 2023/24
 Rate Setting Statement 2023/24
 - 3. 4 Year Capital Works Plan 2023/24 2026/27
- 4. Cash Backed Reserves 2023/24
- 5. Summary of Income and Expenditure by Service Area 2023/24
- 6. Proposed Fees and Charges 2023/24
- 7. Differential Rates and Minimum Payment submissions received

RECOMMENDATION:

That Council BY ABSOLUTE MAJORITY:

1. BUDGET:

Pursuant to the provisions of Section 6.2(1) of the *Local Government Act 1995* and Part 3 of the *Local Government (Financial Management) Regulations 1996*, ADOPTS the City of Vincent Annual Budget as detailed in Attachments 1 and 2 for the year ended 30 June 2024, which includes:

- 1.1 Statement of Comprehensive Income by Nature or Type showing a net result for that year of \$3,701,433;
- 1.2 Rate Setting Statement by Nature or Type showing an amount required to be raised from rates of \$42,302,811;
- 1.3 Transfers to/from Reserves as detailed on the Cash Backed Reserves Statement showing a 30 June 2024 closing balance of \$17,839,833;
- 1.4 Capital Works Program showing a total of \$19,131,500 (including 2022/23 carry forward projects of \$4,599,392).

2. RATES:

NOTES community submissions were received in response to the Notice published in accordance with section 6.36(1) of the *Local Government Act 1995,* detailed in Attachment 7.

Pursuant to Sections 6.32, 6.33 and 6.35 of the *Local Government Act 1995*, IMPOSES the following differential general rates and minimum payments on Gross Rental Values (GRV):

2.1 General Rates:

Differential General Rate	Cents in the dollar
Residential	7.52480
Vacant-Residential	7.82155
Vacant-Commercial	13.6689
Other (Commercial and Industrial)	7.08997

2.2 Minimum Payments:

Differential General Rate	Minimum Payment on GRV
Residential	\$1,395.41
Vacant-Residential	\$1,233.10
Vacant-Commercial	\$1,705.07
Other (Commercial and Industrial)	\$1,346.72

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2.3 RATE PAYMENT OPTIONS:

Pursuant to Section 6.45 of *the Local Government Act 1995* and Regulation 64(2) of the *Local Government (Financial Management) Regulations 1996*, ADOPTS the following due dates for payment in full by one payment on the due date or in 4 instalments:

Opt i n	Instalment	Date
(a)	Due Date/First instalment	1 September 2023
(b)	Second instalment	3 November 2023
(c)	Third instalment	5 January 2024
(d)	Fourth instalment	8 March 2024

- 2.4 INSTALMENT, RATES SMOOTHING AND ARRANGEMENTS, ADMINISTRATION FEES AND INTEREST CHARGES:
 - 2.4.1 Pursuant to Section 6.45(3) of the *Local Government Act 1995* and Regulation 67 of the *Local Government (Financial Management) Regulations 1996*, ADOPTS an instalment administration charge of \$8.00 per instalment for payment of rates by 4 instalments, to apply to the second, third and fourth instalment;
 - 2.4.2 Pursuant to Section 6.45(3) of the Local Government Act 1995 and Regulation 68 of *the Local Government (Financial Management) Regulations 1996*, ADOPTS an interest rate of 5.5% where the owner has elected to pay rates through an instalment option, rates smoothing or alternative payment arrangement.

2.5 LATE PAYMENT INTEREST ON OVERDUE RATES AND AMOUNTS:

ADOPTS an interest rate of 11% per annum, calculated daily from the due date and continuing until the date of payment:

- 2.5.1 On overdue rates in accordance with Section 6.51(1) of the *Local Government Act 1995* and Regulation 70 of the Local Government (Financial Management) Regulations 1996, subject to Section 6.51(4) of the *Local Government Act 1995*; and
- 2.5.2 Amounts due to the City in accordance with Section 6.13 of the *Local Government Act 1995.*

Subject to the following exclusions - deferred rates, current instalment amounts not yet due under instalment payment options, registered pensioner portions and current government pensioner rebate amounts;

3. REPORTING OF BUDGET VARIANCES:

Pursuant to Regulation 34(5) of the *Local Government (Financial Management) Regulations* 1996, ADOPTS the monthly reporting variance for the 2023/2024 financial year of 10% or more, where that variance is also more than \$20,000;

4. FEES AND CHARGES:

PURSUANT to Section 6.16 of the *Local Government Act 1995*, ADOPTS the Schedule of Fees and Charges in Attachment 6

5. RATES WAIVER:

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Pursuant to Section 6.47 of the *Local Government Act 1995*, WAIVES the 2023/24 local government rates for the following groups:

North Perth Bowling Club	Woodville Reserve	3,933.16
North Perth Tennis Club	Woodville Reserve	3,225.23
Leederville Tennis Club	Richmond Street Leederville	2,902.63
Tennis West	Robertson Park	6,593.67
East Perth Football Club	Leederville Oval	13,895.59
Subiaco Football Club	Leederville Oval	11,697.70
Town Team Movement	245 Vincent Street	1,346.72
Perth Soccer Club	Dorrien Gardens	19,142.92
Azzurri Bocce Club	Dorrien Gardens	4,378.77
Loton Park Tennis Club	Loton Park	2,977.79
Leederville Cricket Club	Britannia Reserve	2,481.49
Floreat Athena Junior Soccer Club	Britannia Reserve	2,481.49
Pride Western Australia Incorporated	4 View Street	2,424.77
Floreat Athena Soccer Club	Litis Stadium	10,058.89
Volleyball WA	Royal Park	3,630.42
Forrest Park Croquet Club	Forrest Park	4,973.61
Perth Junior Soccer Club Inc	Forrest Park	1,725.70
Gymnastics Western Australia Inc.	Loftus Centre	12,508.48
North Perth Community Garden Inc	Woodville Reserve	1,346.72
Vincent Men's Shed	Woodville Reserve	1,346.72
Mount Hawthorn Toy Library	Mt Hawthorn Community Centre	1,346.72
Mount Hawthorn Playgroup	Mt Hawthorn Community Centre	1,346.72
Tools n Things	Britannia Reserve	1,346.72
Highgate Forrest Park Playgroup	Forrest Park	2,212.78
Earlybirds Playgroup	87 The Boulevarde	1,346.72
Total		120,672.13

- 6. NOTES a provision of \$50,000 within the budget that will be used to assist ratepayers in financial hardship, as determined by the Chief Executive Officer.
- 7. Pursuant to Section 6.11(2)(b) and Section 6.11(3)(a) of the *Local Government Act 1995,* APPROVES the closure of the Waste Management Plant and Equipment Reserve and the allocation of the reserve balance to the Strategic Waste Management Reserve.
- 8. Pursuant to Section 6.11(2)(a) and Section 6.11(3)(a) of the *Local Government Act 1995,* APPROVES the change in purpose of the Strategic Waste Management Reserve to the following purpose;
 - 8.1 "For the purpose of replacing plant and equipment associated with the City's waste operations and investigation/implementation of integrated waste management strategies/programmes and initiatives, (including secondary waste treatment and costs associated with the redevelopment of Lot 118 Tamala Park)."
- 9. Pursuant to Section 6.11(2)(a) and Section 6.11(3)(a) of the *Local Government Act 1995,* APPROVES the change in purpose of the Tamala Park Land Sale Reserve to the following purpose;
 - 9.1 "For future significant/major capital works, underground power projects, infrastructure, project or debt reduction programme for the benefit of the City."

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MAYOR COLE:

Capital budget – funding not been sent, progress – page 8 capital budget and carried forward budget – extra column for status – committed, started, construction commenced but not paid for, tender awarded etc

CHIEF FINANCIAL OFFICER:

Additional attachment "Carry Forward 2023/24" has been attached to the Annual Budget paper.

MAYOR COLE:

Fees and charges -Barlee St car park - full fees from get go (2022/23)?

CHIEF FINANCIAL OFFICER:

The attachment has been updated.

MAYOR COLE:

Budget impact of not increasing Leederville carpark fee by 10c per hour?

CHIEF FINANCIAL OFFICER:

This would result in approximately an additional \$50k in revenue in the Annual Budget 2023/24.

CR GONTASZEWSKI:

If the GRV goes up, but the property value stays the same, what is the impact? Average GRV last year vs this year, no property value increase, what would the average rate be?

CHIEF FINANCIAL OFFICER:

Residential GRV's have increased by approximately 20% in the latest valuation provided by the Valuer General's Office. Based on the Vincent 2022/23 Median Residential GRV of \$17,420, if a ratepayers GRV did not change in the latest valuation, their rates would reduce from \$1,494 in 2022/23 to \$1,311 in 2023/24.

CR IOPPOLO:

Waterfall chart – resend ? Is it now current for financial position?

CHIEF FINANCIAL OFFICER:

Will circulate to Council Members.

CR IOPPOLO:

Of items committed in capital works budget, nature of legal commitment to spend prior to June 2024, by each capital item?

CHIEF FINANCIAL OFFICER:

Additional attachment "Carry Forward 2023/24" has been attached to the Annual Budget paper.

CR IOPPOLO:

What learnings have been used, as highest ever spend was \$11m, how do you justify \$19m.

A/EXECUTIVE DIRECTOR INFRASTRUCTURE & ENVIRONMENT:

While responsibility for the various capital projects/asset delivery within the Four Year Capital Works Program encompasses multiple service delivery areas, Administration generally, and Infrastructure and Environment Division specifically, has made significant effort to better manage the delivery of works and projects.

Critical to this is developing an appropriate level of confidence in the deliverables in the Four Year Capital Works Program and budgeting for the resources (in-house or external) to undertake project preparation in Years 2 and 3 and minimise the risk of 'sunk costs' in relation to projects that may otherwise be deferred or changed through the annual revision of the CapEx Program.

A focus is to implement procedures and processes to scope, design, and prepare for project delivery prior to the financial year of funding (i.e. Year 1), thereby minimising the lag time experienced in past years.

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This also provides the opportunity to analyse the resources required to project manage the portfolio of works in the CapEx program, assess existing capacity, and budget for and bring additional resources (whether FTE or external) to bear.

Ongoing improvements in corporate support processes such as procurement, contract management and project management and ongoing staff training / familiarisation in these important management functions, coupled with minimising turnover of key staff positions (retention of corporate and project knowledge) all contribute to the City's capacity to deliver its CapEx commitments and minimise carry forwards.

Significant progress has been made towards these endeavours and further improvement in the timeliness (and effectiveness) of project delivery is anticipated as the City develops further rigour in project management.

CR IOPPOLO:

Car parking reduces by 19%, how will rates drop because more cars will park? Can this reasoning be included in briefing notes?

A/EXECUTIVE DIRECTOR INFRASTRUCTURE & ENVIRONMENT:

As advised by the CEO and CFO, the impact of re-instating the first hour free into the Leederville car parks, based on this year's transactional data, it would have a \$400k reduction to the budget.

CR IOPPOLO:

Rationale on \$2 minimum kerbside parking?

A/EXECUTIVE DIRECTOR INFRASTRUCTURE & ENVIRONMENT:

While the introduction and increasing use of EasyPark has delivered operational savings and efficiencies, the City is aware that some parking customers have parked in a kerbside bay, and only activate an EasyPark session once a Ranger patrol is spotted in the street. The customer then turns the session off once the patrol has departed the area. The \$2 minimum parking fee has been introduced to eliminate the deliberate abuse of EasyPark parking sessions and aligns it with the minimum credit card transaction paid through the on-street parking machines (being \$2).

CR IOPPOLO:

Recommendation 6 – waiving of rates – in accordance with CoV Hardship guidelines – or does CEO have discretion to waive rates? Can clarify in notes?

CHIEF FINANCIAL OFFICER:

The Financial Hardship provision will be administered in line with the City's Financial Hardship Guidelines. The recommendation has been updated to specify up to a maximum of \$500.

CR IOPPOLO:

Why does Administration take the view that it should put all its capital works in 1 year and rely on some type of deferment captured as carry forward, rather than increasing its reserve for future work that we know we probably won't spend until the following year? The effect is the same, but why do you choose to do it this way and not create a reserve?

CHIEF FINANCIAL OFFICER:

The City has developed a 4 Year Capital Works Program based on current estimates to align spending in the year the cash outflow is expected to occur. Where the cash outflow is certain to occur in a subsequent year, the City will reflect this in the 4 Year Capital Works Program and utilise reserve funds if available. An example of this is the drainage truck which is expected to be paid for in 2024/25 and will be funded from reserves.

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7.6 UNDERGROUND POWER FINANCIAL MODEL

Attachments: 1. Underground Power Financial Model

RECOMMENDATION:

That Council

- 1. ADOPTS the Underground Power Financial Model outlined at Attachment 1 and Notes the following:
 - 1.1 A maximum borrowing capacity of 50% has been assessed using the Western Australian Treasury Corporation's (WATC) Indicative Additional Debt Capacity Calculator.
 - 1.2 Ratepayers will be provided the option to pay their service charges upfront payment or through a 4-year payback period option.
 - 1.3 The 4-year payback period option will be available for up to an estimated maximum 70% of ratepayers per project and funded by either or a combination of 4-year fixed interest term loans borrowed from the WATC, the Underground Power Reserve and the Tamala Park Land Sales Reserve.
 - 1.4 The Underground Power Reserve and Tamala Park Land Sales Reserve will be used during the life of the project.
 - 1.5 Properties will be levied a service charge based on the total costs of their specific project area.

MAYOR COLE:

Clause 1.5 of recommendation, levied a service charge- clarify

CHIEF FINANCIAL OFFICER:

The report has been updated.

CR CASTLE:

Indicated – idea of what the proposed interest rate will be for 4 year payment plan? Can this be outlined in the report? Pegged to treasury rates.

CHIEF FINANCIAL OFFICER:

The report has been updated.

CR HALLETT:

Map colour coded against table on page 2

CHIEF FINANCIAL OFFICER:

The report has been updated.

Cr Gontaszewski left the meeting at 8.02pm. Chief Executive Officer left the meeting at 8.03pm. Chief Executive Officer returned at 8.03pm. Cr Gontaszewski returned at 8.04pm.

8.3 ADOPTION OF CORPORATE BUSINESS PLAN 2023/24 - 2026/27 AND FOUR YEAR CAPITAL WORKS PROGRAM 2023/24 - 2026/27

Attachments: 1. Draft Corporate Business Plan 2023/24 - 2026/27 and Capital Works Program 2023/24 - 2026/27

RECOMMENDATION:

That Council:

- 1. ADOPTS BY ABSOLUTE MAJORITY the City of Vincent Corporate Business Plan 2023/24 2026/27 at Attachment 1 including the Four Year Capital Works Program 2023/24 2026/27; and
- 2. NOTES that:
 - 2.1 financials in the CBP and CWP are subject to change based on the figures adopted in the City's Annual Budget 2023/24 and Long Term Financial Plan; and
 - 2.2 final editorial, design and formatting of these documents will be determined by the Chief Executive Officer prior to publication.

NO QUESTIONS

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6.1 UNRECOVERABLE PARKING INFRINGEMENTS WRITE-OFF

Attachments: 1. FER Write-Offs 2021_2022 - Confidential

RECOMMENDATION:

That Council APPROVES the write off of Parking Infringement Notices totalling \$170,119.65 that have been withdrawn by the Fines Enforcement Registry, as identified within Attachment 1.

NO QUESTIONS

Project and Strategy Officer left the meeting at 8.12pm and did not return.

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7.1 FINANCIAL STATEMENTS AS AT 30 APRIL 2023

Attachments: 1. Financial Statements as at 30 April 2023

RECOMMENDATION:

That Council RECEIVES the Financial Statements for the month ended 30 April 2023 as shown in Attachment 1.

NO QUESTIONS

7.2 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 1 APRIL 2023 TO 30 APRIL 2023

Payments by EFT and Payroll April 23 1.

- 2.
- Payments by Cheque April 23 Payments by Direct Debit April 23 3.

RECOMMENDATION:

Attachments:

That Council RECEIVES the list of accounts paid under delegated authority for the period 1 April 2023 to 30 April 2023 as detailed in Attachments 1, 2 and 3 as summarised below:

EFT payments, including payroll	\$4,193,792.68
Cheques	\$498.45
Direct debits, including credit cards	\$129,090.66
Total payments for April 2023	\$4,323,381.79

NO QUESTIONS

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7.3 INVESTMENT REPORT AS AT 30 APRIL 2023

Attachments:1.Investment Statistics as at 30 April 2023RECOMMENDATION:

That Council NOTES the Investment Statistics for the month ended 30 April 2023 as detailed in Attachment 1.

NO QUESTIONS

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7.8 OUTCOME OF ADVERTISING AND ADOPTION OF PURCHASING POLICY

- Attachments: 1. Amended Purchasing Policy - Clean Copy - Public Submission
 - Amended Purchasing Policy Tracked Changes Public Submission Summary of Submissions Outcomes of Purchasing Policy 2.
 - 3. Amendments

RECOMMENDATION:

That Council ADOPTS the amendments to the Purchasing Policy at Attachment 1.

NO QUESTIONS

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7.9 PROPOSAL TO HOLD EVENTS AT LEEDERVILLE OVAL

Attachments: 1. Leederville Oval Map of Leased Area RECOMMENDATION:

That Council:

1. Subject to the approval of the Minister of Lands, APPROVES the grant of licence to Newox Pty Ltd (ACN 640 888 599) for the use of a portion of Leederville Oval, 246 (Lot 500) Vincent Street, Leederville on the following key terms:

1.1	Initial Term:	1 October 2023 to 7 January 2024; and 1 October 2024 to 7 January 2025.					
1.2	Option Term:	1 October 2025 to 7 January 2026; and 1 October 2026 to 7 January 2027 at the absolute discretion of the City.					
1.3	Licence Fee:	 1 October 2023 to 7 January 2024; and 1 October 2024 to 7 January 2025: Based on City of Vincent's fees and charges applicable to Leederville Oval for financial year 2023/2024. 1 October 2025 to 7 January 2026; and 1 October 2026 to 7 January 2027: Based on City of Vincent's fees and charges applicable to Leederville Oval as at 1 July of that financial year. 					
1.4	Licence Area:	Portion of Leederville Oval, being oval section, common area section, additional facilities, and car parking area (i.e. all of Lot 500 Vincent Street, Leederville except the areas leased to East Perth Football Club Inc., Subiaco Football Club Inc. and the Department of Local Government, Sport and Cultural Industries).					
1.5	Permitted Purpose:	To host a number of events focused around food, music or family friendly entertainment. Proposed events under this Licence shall be operated in keeping with the deliverables of the City's Public Health Plan, including:					
		a) The event activities shall not be focused on the consumption of alcohol;					
		 Alcohol advertising, marketing, promotion and sponsorship shall be limited; and 					
		c) All events shall be smoke and vape free.					
1.6	Outgoings:	Lighting as per City of Vincent's fees and charges adopted as at 1 July annually.					
1.7	Cleaning and Maintenance:	Licensee's responsibility.					
1.8	Make good:	Licensee's responsibility, including through bond payment for turf repair by City.					

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1.9	Approvals	City,	icensee shall make all relevant applications to the prior to each event, for approval under relevant ronmental Noise, Building and Health legislation.			
1.10	Redevelopment:	If the City:				
		d)	wishes to develop the Land or its surrounds; or			

e) determines that it can no longer maintain the Land in a safe and occupiable condition,

the City, may upon providing the Licensee with 3 months' prior notice, require the Licensee to surrender the licence over the Land.

- 2. Subject to the Minister's approval in Recommendation 1 and final satisfactory negotiations being carried out by the Chief Executive Officer, AUTHORISES the Mayor and the Chief Executive Officer to affix the common seal and execute the Licence; and
- 3. NOTES that the event organiser would be required to inform the community of event details ahead of events.

CR GONTASZEWSKI:

Implications - can mitigations be included?

EXECUTIVE MANAGER COMMUNICATIONS AND ENGAGEMENT:

The report has been updated to include mitigations and the requested area between the two club rooms as raised by Executive Director Strategy and Development.

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8.1 ANNUAL REVIEW OF COUNCIL DELEGATIONS

Attachments: 1. Register of Council Delegations - Marked up for 2023 Review

RECOMMENDATION:

That Council:

- 1. NOTES the annual review of its delegations in accordance with Section 5.46(2) of the *Local Government Act 1995*, as outlined in this report; and
- 2. DELEGATES BY ABSOLUTE MAJORITY the local government functions listed in the City's Council Delegated Authority Register included as Attachment 1.

MAYOR COLE:

Delegation 2.2.18 does this propose that new leases for category 1 and 2 groups are determined by Administration? What is the rationale for this change? Preference that any proposed new tenants are presented to Council for consideration.

A/EXECUTIVE MANAGER CORPORATE STRATEGY & GOVERNANCE:

Consistent with Council's decision of <u>17 November 2020</u> approving the Property Management Framework delegation is not extended to the establishment of new leases or licenses from community or sporting groups or Category 3 and 4 groups not currently occupying a City building.

Attachment 1 has been updated to reflect this condition.

MAYOR COLE:

Can you clarify if Administration has delegation to establish resident only parking areas of if this comes to Council?

MANAGER RANGERS:

Under delegation 3.1 Administer Local Laws the CEO and Executive currently have the delegation to add/change parking restrictions. In practice all parking restrictions requests are referred to Council and would be subject to public consultation, like the recent changes in Harold Street.

The delegation is used for minor changes only. This practice has now been confirmed with the Executive Director.

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3.1 Administer Local Laws

3.1.1 Council to CEO - all Local Laws

Head of power to Delegate: Power that enables a delegation to be made	Local Government Act 1995: s.5.42 Delegation of some powers or duties to the CEO s.5.43 Limitations on delegations to the CEO							
Express Power or Duty Delegated:	Sections 3.18 and 5.42 of the Local Government Act 1995 All powers under City's local laws: Dogs Local Law Fencing Local Law Health Local Law Local Government Property Local Law Parking & Parking Facilities Local Law Meeting Procedures Local Law Trading in Public Places Local Law							
Delegate:	Chief Executive Officer							
Function: This is a precis only. Delegates must act with full understanding of the legislation and conditions relevant to this delegation.	Authority to administer the City's local laws and to do all other things that are necessary or convenient to be done for, or in connection with, performing the functions of the City under the City's local laws, including relating to: Permits; Enforcement framework; Recovery of costs; and Adding or changing parking restrictions.							
Council Conditions on this Delegation:	Parking permits are to be issued in accordance with the City's policy number 3.9.3							
Express Power to Sub- Delegate:	Local Government Act 1995: s.5.44 CEO may delegate some powers and duties to other employees							

Executive Manager Communications & Engagement left at 8.18pm during item 8.1, and did not return.

8.2 OUTCOME OF ADVERTISING AND ADOPTION OF AMENDMENTS TO LEGAL REPRESENTATION FOR COUNCIL MEMBERS AND EMPLOYEES POLICY

Attachments:

- 1. Legal Representation for Council Members and Employees Policy (clean copy)
- 2. Legal Representation for Council Members and Employees Policy -(marked up)

RECOMMENDATION:

That Council ADOPTS the amended Legal Representation for Council Members and Employees Policy at Attachment 1.

CR IOPPOLO:

With reference to section 2.2 of the amended policy can you clarify why defamation action that is initiated by a council member isn't covered?

Does the policy allow for people who are accused of defamation and require legal advice to make a claim?

A/EXECUTIVE MANAGER CORPORATE STRATEGY & GOVERNANCE:

The Local Government Operational Guideline – Legal Representation for Council Members and Employees and incorporated Model Policy provide clarification of the intention of clause 2.2 as follows:

Local government council members and employees will at times be subject to personal public criticism they consider to be unfair. Depending on the circumstances and the veracity of the criticism, council members or employees may seek to redress the situation by taking legal action. Legal advice received by the Department suggests that only in exceptional circumstances would a local government be able to justify, under the 'good government' provisions, funding the initiation of legal action by a council member or employee....

Legal precedent dictates that it is fundamental to public scrutiny that governments be open to criticism by members of the community. The threat of civil action against any person who publicly criticises a local government will have an inhibiting effect on freedom of speech and inevitably lessen a local government's accountability to its community.

Clause 2.2 provides approval of payment of legal representation cost for a defamation action, or negligence action, instituted by a Council Member or Employee, under exceptional circumstances. Such circumstances would be presented to, and considered by:

- Council when determining an application by Council Members or the CEO; or
- the CEO when determining an application by Employees

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9 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

10 REPRESENTATION ON COMMITTEES AND PUBLIC BODIES

Nil

11 CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE CLOSED

At 8.25pm the meeting went behind closed doors and the livestream stopped to discuss confidential item 11.1 Appointment of Executive Director of Infrastructure & Environment 2023.

Manager Community Facilities left the meeting at 8.25pm and did not return. Manager Engineering left the meeting at 8.25pm and did not return. A/Executive Director Infrastructure & Environment left the meeting at 8.25pm and did not return. Executive Director Strategy & Development left the meeting at 8.25pm and did not return. A/Executive Manager Corporate Strategy & Governance left the meeting at 8.25pm and did not return. Chief Financial Officer left the meeting at 8.25pm and did not return.

The confidential questions and responses have been provided separately.

At 8.36pm the meeting resumed and the livestream recommenced.

12 CLOSURE

There being no further business the meeting closed at 8.36pm.

Action and Proposed Update	Responsible Team(s)	Support Team(s)	21/22	1	ning 23/24	24/25	2021/22 Annual Review Update (August 2022)	2022/
Priority Area 1: ENHANCED ENVIRON	IMENT							
1.1 Support the potential installation of a fast-charging electric vehicle station in the Beaufort Street Town Centre.	CEO	I&E	Complete	~			Two fast chargers operated by Evie Networks will be installed in Chelmsford Road Car Park in 2022/23. A licence to Fast Cities Australia Pty Ltd (trading as Evie Networks) for the use of the City's car parking bays at Chelmsford Road Car Park (2 Chelmsford Road) was Approved by Council in June 2022. The lease term of two car bays is a 5 year Initial Term (July 2022 to July 2027), with a 5 year Further Term (July 2027 to July 2032). During the Initial Term, a Licence Fee of \$1 per annum will be payable if demanded. For the Further Term, the Licence Fee will be \$1,500 per annum (plus GST). Evie Networks will construct, maintain and operate the electric vehicle parking and charging station.	The two fast chargers wer Car Park in 2022/23. Due estimated to occur in Octo terms remain unchanged.

2/23 Annual Review Update (July 2023)

vere expected to be installed in Chelmsford Road ue to Western Power delays installation is ctober 2023. The original licensing and lease ed.

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Action and	Responsible	Support	oort		ning		2021/22 <u>Annual Review</u> Update	2022	
Proposed Update	Team(s)	Team(s)	21/22	22/23	23/24	24/25	(August 2022)		
1.2 Develop and implement a trial installation of a Containers for Change attachment for existing Beaufort Street Town Centre bins.	S&D	I&E	Complete				 Administration explored various options for installing an attachment to the City's existing bins across the Beaufort Street and Northbridge Town Centres. A prototype was designed and costed by Respoke in 2021/22, however due to the impacts of COVID-19 pandemic on manufacturing, the costs for production of the prototype increased to over \$1,000 per unit and was not pursued. Following the initial planning Administration was approached by the Western Australia Return Recycle Renew Limited (WARRRL) and since April 2022 has been working together to deliver Containers for Change Trial and community engagement through a more cost-effective and City-wide approach. There is no operational cost for the City for this trial. WARRRL has commenced a trial in parks and public spaces around Perth, allowing members of the public to recycle 10c containers otherwise destined for landfill. The points are attached to public bins and hold between six and 100 drink containers. Containers placed in the Container Exchange points are then available for anyone to collect and return to a Containers for Change refund point. The Container Exchange points are easy to install, require limited maintenance from local governments and allow members of the community to do the right thing by keeping their 10c containers out of landfill. The City of Vincent trial includes the provision of Container Exchange infrastructure for up to four locations as well as pre and post audits, with post-trial reduced costs for further Container Exchange points in the future (approx. \$150 for baskets, \$85 for cradles excl. delivery and installation, pricing TBC pending updated design). The minimum duration of the trial is 8 weeks, infrastructure can remain in place after the trial. Container Exchange Trial areas: Hyde Park commenced April 2022; Beaufort Street (two Container Exchange points) due to commence August 2022; and William Street (two Container Exchange points and are regularly collecte		
1.3 Engage with local business and property owners directly to communicate the benefits of solar and support further actions being undertaken.	CEO	S&D			~	V	It is proposed to delay commencing this action until 2023/24. Feedback from engagement to date with businesses suggests that, due to impacts of the COVID-19 pandemic, they have limited funding to take up solar or other technologies, without significant incentives or subsidies. Action requires direct engagement with property owners and businesses rather than through the town team. Action and solution amended to reflect this requirement. This change is consistent with Action 1.1 of the Pickle District Place Plan.	Project to commence in 2	

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2023/24.

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Action and	Responsible	Support		Tim	ing		2021/22 Annual Review Update	2022/2
Proposed Update	Team(s)	Team(s)	21/22	22/23	23/24 24	4/25	(August 2022)	
Priority Area 2: ACCESSIBLE CITY								
2.1 Plan improvements to Long Term Cycling Network.	I&E	S&D		•			aim of the plan is to increase cycling participation levels for people of all ages	Between December 2022 a inform the development of the Bike Network Plan) occ The draft Bike Plan 2023-2 presented to Administration Following internal review, t Workshop in April 2023. The draft Bike Plan 2023-2 Meeting for adoption. Implementation of the Bike adoption.

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22 and February 2023, community engagement to of the Bike Plan (previously the Cycle Plan and occurred.

3- 2028 incorporating community feedback was tion by Flyt Transport Consultancy in March 2023. v, the draft Bike Plan was presented to Council

3-2028 is to be presented to July Ordinary Council

ike Plan 2023-2028 will commence following

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2.2 Undertake a streetscape audit and deliver the Beaufort Street Streetscape Improvement Plan.	S&D	I&E	V	v	¥	~	 An audit of Beaufort Street and two public life studies have informed the development of the Beaufort Street Streetscape Improvement Plan (BISSIP). This was completed in 2021/22 and noted by Council at the 26 July 2022 Ordinary Council Meeting. Following the development of the BISSIP, Action 2.2 is to be amended to focus on the delivery of the Beaufort Street Streetscape Improvement Plan. BISSIP Improvement Actions to commence 2022/23 are: Improvement 1 – Declutter the footpath by removing unnecessary and obstructive objects and reposition street furniture. Improvement 2 – Install new bins where needed. Improvement 9 – Upgrade the Grosvenor Road crossing as a continuous footpath to improve connectivity and walking experience. Improvement 9 – Upgrade the Grosvenor Road crossing as a continuous footpath to improve connectivity and walking experience. Improvement 9 will be delivered in partnership with RAC through its Reconnect WA initiative. The footpath design was noted by Council at the 26 July 2022 Ordinary Council Meeting. \$71,000 has been allocated for construction works, which are scheduled for September 2022 to be undertaken by the City's Engineering Operations Works team. The following BISSIP Improvement Actions correspond to BSTCPP Actions and will be reported through the annual Place Plan Review process. Improvement 15 – Continue to focus on reducing traffic speed and advocate to formalise 40km/h speed limit along Beaufort Street (relates to Action 2.4 BSTCPP). Improvement 18 – Revitalise Kaadadjiny Lane and Lois Lane with new art and lighting (relates to Action 4.3 BSTCPP). Improvement 19 – Work with Western Power to upgrade Beaufort Street might (relates to Action 6.2 BSTCPP). Improvement 17 – Promote the use of side street cycle connections through wayfinding and signage (Action 2.6 BSTCPP). 	Improvement 1 and 2 of th following the development of the Thriving Places Stra of the TPS. Administration have progre businesses within the Tow Vibrant Public Spaces. On 26 April 2023, Challis O for the installation of sever Discussions with Tom's Pr between March and April 2 and shading could be impl or under an Outdoor Eating On 16 May 2023, Administ potential Barlee Street par Administration will continue Public Spaces. Improvement 9 was compl constructed a raised contin Road and Beaufort Street, The Grosvenor Road work September 2022. Improvement 16, the desig between Howard Street ar
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f the BISSIP will be addressed in 2023/24 ent of the Link and Place Guidelines, the adoption strategy (TPS) and implementation of Action 4.1.1

gressed Improvement 4, consulting with various own Centre to assist with the implementation of

is Café at 539 Beaufort Street received approval ven bench tables as Affixed Eating Area Furniture.

Providore at 290 Beaufort Street occurred il 2023 to determine whether additional furniture plemented under the Vibrant Public Space Policy ting Area Permit.

nistration met with Modus Coffee to discuss a parklet upgrade including lighting.

nue to explore opportunities for further Vibrant

npleted prior to the Grosvenor Road Trial. The City ntinuous footpath at the intersection of Grosvenor et, to provide better amenities for pedestrians. orks commenced 22 August and concluded on 20

sign and delivery of streetscape improvements and Mary Street will commence in the 2023/24.

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2.3 Trial a pedestrian space and shared							Action to be delivered 2022/23.	In November 2022, the Cit
street at Grosvenor Road.							A site investigation was undertaken to determine a preferred location for the pedestrian trial. The two locations of Grosvenor Road and Barlee Street were considered. Undertaking the trial at Barlee Street would restrict access of 11 on street parking bays and negatively impact visitor convenience on the east side of Beaufort Street. The surrounding active frontages and higher activity of people utilising the Grosvenor Road site provides opportunity to attract people to the area for a trial and is more suited for any longer term use. For these reasons, Administration has determined Grosvenor Road to be the most suitable place to trial a public pedestrian/shared space.	reconnect program undert aimed to demonstrate how at the eastern end of Gros way shared street and exp cars. The trial demonstrated tha supported a public plaza a engagement for how a pla
	S&D	I&E	✓	~	~		The Grosvenor Road Trial will take place from 1 October to 14 November on the corner of Grosvenor Road and Beaufort Street, Mount Lawley. The Grosvenor Road Trial Plan and Community Engagement Plan was approved by Council at its 26 July 2022 Ordinary Council Meeting. A proportion of the \$37,000 grant received from RAC as part of its Reconnect WA initiative will assist to deliver the trial.	As part of the project's ney traffic and placemaking co options trialled as follows: Option 1: A shared to be closed to vel Option 2: A one w or southern footpa
							The space will be transformed into a pedestrian space (16 days) and shared street (four weeks). The City will deliver small scale activities and events in partnership with local businesses, organisations and the Beaufort Street Network. The public area will include picnic tables, moveable seating, pot plants, fairy lights, and road service painting.	• Option 3: A public The consultant will underta options for the Grosvenor Raglan Road and Chelmst
							The outcomes of the trial and community feedback received will be reported back to Council in December 2022. It is proposed Action 2.3 is amended to reflect that the trial will occur at the Grosvenor Road location, and include a shared street trial.	The consultant will deliver Following this, each option progressed based on feed
							The Analysis and Solution are to be amended to reflect this.	
2.4 Advocate to Main Roads to formalise 40km/h along Beaufort Street.	I&E	S&D	~	~	~	~	Action will commence in 2022/23. Action relates to BSSIP Improvement 15 – Continue to focus on reducing traffic speed and advocate to formalise 40km/h speed limit along Beaufort Street.	Beaufort Street is a Distric current overall submission are currently sections of B A formal application to hav
								40km/h will occur following all Local Roads as part of
2.5 Design and deliver streetscape improvements between Harold Street and Mary Street to formalise ride share drop-off/pick-up zones and improve							Options for improvements to the drop-off/pick-up location outside the Queens Hotel were investigated. It was determined to delay long-term improvements until The Beaufort development opened and a streetscape audit and BSSIP was complete.	Streetscape improvements delivered over a two year implementation in 2024/25
safety at night.							As an immediate enhancement opportunity, Administration installed fresh line marking outside the Queens Hotel in 2021/22 to redefine the drop-off pick up area.	Initial stages will involve co stakeholders on the design Additionally, the City is uno
	I&E	S&D	~	~	~		New signage was installed in 2021/22 outside The Beaufort to create a new drop-up/pick-up location for ride share and taxi.	Black Spot project to impro Black Spot project is to mi seagull islands on both ea extend the median along E
							During the implementation of Action 2.2, the streetscape audit and public life study of the Beaufort Street area between Harold Street and Mary Street/Mary Street Piazza, was observed to be the most actively used by all types of users during day and night: pedestrians, trucks, buses, delivery cyclists and rideshare/taxi. It was also identified as an area requiring safety improvements such as new LED lighting and crossing improvements, particularly at night.	intersections to prevent rig The project will be funded Spot Program, which aims roads by funding works at
							The BSSIP includes: Improvement 16 – Design and deliver streetscape improvements between Harold Street and Mary Street to formalise ride share drop-off/pick-up zones and improve safety at night.	Public consultation opened Following community cons recommendation will be pr the proposal, a detailed de

City in conjunction with RAC through the RAC ertook the Grosvenor Road Trial project. The trial ow a pedestrian space could be accommodated osvenor Road. The trial tested two options: a oneexpanded footpath; and a public plaza closed to

hat a high percentage of the community a at the location, however, further assessment and plaza could be best achieved was recommended.

next steps, on 6 June 2023, the City appointed consultant PJA to investigate the feasibility of the vs:

red street, with the possibility for a section of road vehicles at various times.

way street, with the option to expand the northern path.

lic plaza, closed to vehicles.

ertake a high-level investigation of the three or Road site and how these options will impact the nsford Road car parks and surrounding streets.

er an Options Analysis report in August 2023. ion will be presented to Council and the project edback received.

rict Distributer A road and is not included in the on to MRWA in slowing speeds to 40km/h. There Beaufort Street which are posted at 40km/h.

ave the entire length of Beaufort Street slowed to ing the implementation of the speed reduction on of the 40km/h project.

nts between Harold Street and Mary Street will be ar period with design occurring in 2023/24 and 25.

consultation with the community and key ign and function of the space.

undertaking a Beaufort Street and Harold Street prove safety at this intersection. The intent of this mitigate the severity of accidents by installing half east and west approaches of Harold Street and g Beaufort Street between the staggered T right turn movements.

ed through the Australian Government's Black ns to reduce crashes and save lives on Australian at high-risk locations.

ned March 2023 and closed in May 2023. Insultation, feedback was summarised and a presented to Council. Should Council endorse design will be developed.

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							The BSTCPP Action will be updated to correspond to Improvement 16, and therefore expanded to include other streetscape improvements of the area to improve safety at night. Parking Cash-in-lieu is intended to be used for improvements within the area and will be presented to Council for approval.	
							The Action, Diagnosis, Analysis and Solution are to be amended to reflect this.	
2.6 Develop and implement the Wayfinding Plan.	S&D		~	✓	✓	✓	Development of the City's Wayfinding Plan commenced July 2021. The Wayfinding Plan includes the following four phases: Phase One – Analysis Report Phase Two – Draft Wayfinding and Signage Plan Phase Three – Final Wayfinding Plan and Guidelines Phase Four – Implementation Plan The Wayfinding Plan will highlight the unique character and distinct local aesthetic of the town centre. Phase One of the project has been completed and Phase Two significantly progressed. The development of the Wayfinding Plan is due to be completed	The Wayfinding and Signa November 2022 (Item 9.4 Following adoption, \$198, as approved by Council in implementation of the Wa On 9 June 2023, the City One of implementation for Stage One will be comple
							 December 2022. Implementation will commence following this. This Action relates to BSSIP Improvement 17 – Promote the use of side street cycle connections through wayfinding and signage. Beaufort Street Town Centre signage will include wayfinding that connects cyclists with side street connections to key cycling routes. The Analysis and Solution are to be amended to reflect this. 	
Priority Area 3: CONNECTED COMMUN	NITY							
3.1 Manage the Town Team Grant Program.	S&D	C&B	~	~	~	•	 Beaufort Street Network received \$10,000 in 2021/22 for the following projects to be delivered by June 2023: Social Media Strategy & Implementation Public Liability Insurance & Xero Accounting Power Cable Covers 	Beaufort Street Network ro projects to be delivered by • Social Media Stra • Public Liability Ins
							Priority Area 4: THRIVING PLACES	
4.1 Partner with Beaufort Street Network to prepare and implement a Lighting Plan.							The delivery of Action 4.1 was delayed pending the outcomes of Action 2.2 streetscape audit and BSSIP. The project will commence in 2022/23. Opportunities will be identified with the Beaufort Street Network and presented to Council for consideration for inclusion in the 2023/24 budget.	On 6 April 2023, Administ Beaufort Street Network. issues and opportunities a Following the audit, Admir opportunities booklet. The
	S&D	C&B		~	~		 This action relates to BSSIP Improvement 3 – Install lighting and social seating at logical pedestrian 'pause points' along Beaufort Street and side street corners, to be delivered in 2023/24. Works with approved funding allocation include: Solar lighting to be installed as part of the Kaadadjiny Lane and Lois Lane improvements. Fairy lights to be installed at Grosvenor Road as part of the Grosvenor Road Trial. 	suggesting lighting at road improve safety and ameni These observations will in Planning Framework (BSF
4.2 Implement festoon lighting improvements in Mary Street Piazza	I&E	S&D	Complete				Permanent solar festoon lighting and poles were installed at Mary Street Piazza in 2021/22 providing improved amenity and visibility at night. The infrastructure and installation came to a value of \$14,580 (\$20,000	Action completed in 2021/

nage Plan was adopted by Council at its 15 .4) Ordinary Meeting.

98,000 from the cash-in-lieu for carparking reserve I in the 2022/23 FY budget was allocated to the Vayfinding Signage Plan.

ty appointed Studio Found to undertake Stage focusing on connection within the town centres. oleted in 2023/24.

c received \$10,000 in 2022/23 for the following by June 2024: trategy nsurance & Xero Accounting

istration undertook a lighting audit with the k. The purpose of the lighting audit was to identify s along Beaufort Street and its side streets.

ministration prepared an observation and 'he opportunities relate to BSSIP Improvement 3, bad intersections and pedestrian 'pause points' will enity.

inform the development of the Beaufort Street SPF) in 2023/24.

21/22.

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4.3 Investigate and deliver mural maintenance and renewal.	S&D	C&B	~	~	~	*	 Mural maintenance and renewal projects for 2021/22 included: Robert Jenkins pavement mural at the Mary Street Piazza; and Jerome Davenport's faces of Beaufort Street at the Barlee Street Car Park, which was repainted to coincide with the 100 X Town Teams event held by the Town Team Movement in June 2022. The original work was created during the former Beaufort Street Festival. Future improvements planned for 2022/23 include: Revitalisation of Kaadadjiny Lane and Lois Lane with new art and lighting. The Solution is to be amended to reflect this. 	A renewal program for Be was delivered in 2022/23. The project included urba design component compri- landscaping, planting and comprised of mural artwo composition of the lightbo participation art project. In February, the City appo component of the project. Blank Walls managed sev mural artist, and a lighting To celebrate the end of th with Blank Walls, hosted a included a community pai DJ, artists talks and a We
Priority Area 5: SENSITIVE DESIGN								
5.1 Develop a Beaufort Street Town Centre Streetscape Palette.	S&D	C&B		~			Action to commence 2022/23. Action will integrate with the Beaufort Street Streetscape Improvement Plan.	The Streetscape Palette is findings of the streetscape completed in the 2023/24
Priority Area 6: INNOVATIVE & ACCOU	JNTABLE							
6.1 Work collaboratively with the City of Stirling.	S&D	I&E/C&B	~	~	~	~	The City of Vincent and City of Stirling engage and discuss Beaufort Street projects and assist with the delivery of communications and community engagement. Both are active in supporting the local town team, the Beaufort Street Network and regularly attend meetings. An example of this relationship was in the delivery of the Water Corporation's pipes upgrades to the City of Stirling area of Beaufort Street and planning of the Grosvenor Road Trial.	The City of Vincent and C Street projects and assist community engagement. I team, the Beaufort Street In April 2023, the City of V available funding for a ligh intersection. Both parties design and deliver the best
6.2 Plan and implement Beaufort Street median lighting renewal and improvement work.	I&E	S&D	V	V	*		 The five iconic Beaufort Street Art Deco Street Lights between Walcott Street and Chelmsford Road are scheduled to be replaced in 2022/23, including minor median works surrounding the poles. Action 6.2 relates to the BSSIP Improvement 19 – Work with Western Power to upgrade Beaufort Street median lights to LED and improve pedestrian visibility at night. Opportunities to systematically upgrade the median street lights will occur in 2022/23 and 2023/24. The action detail has been amended to reflect the scope of works and what is achievable within budget and timeframes. The Analysis is to be amended to reflect this. 	Replacement of the Beaut Walcott Street and Chelm The Beaufort Street area t Perth/Highgate undergrou expected to start construc Through this project, exist with LEDs meeting curren amenity. Western Power a and a better quality of ligh
6.3 Investigate options to repair, replace or improve medians along Beaufort Street.	I&E	S&D		~	~		Maintenance works to improve the Beaufort Street medians from St Albans Avenue to Chelmsford Road were undertaken in June 2022. This included replacing damaged kerbs and cutting some of the tree roots. Feasibility of longer term solutions to manage imminent tree growth and median maintenance are being explored. Pedestrian improvements to the medians were explored through the delivery of Action 2.2. and as the medians are narrow (1.3 metres wide) it is not feasible to widen further without removing a traffic lane.	Administration will continu recommended in the BSS

Beaufort Street's Lois Lane and Kaadadjiny Lane 23.

ban design and public art upgrades. The urban prised of laneway resurfacing, public furniture, nd standard lighting. The public art component vork with simple integrated lighting, new box gallery in Kaadadjiny Lane, and a community

pointed Blank Walls to manage the public art ct.

everal mural artists, including a dedicated floor ng artist to revitalise the laneways.

this project, the City of Vincent, in collaboration d a Laneway Launch Event on 30 June. This event bainting workshop, RTRFM live broadcast and live Velcome to Country.

e is currently being developed following the ape audit. The Streetscape Palette will be 24 and inform the development of the BSPF.

City of Stirling engage and discuss Beaufort ist with the delivery of communications and t. Both are active in supporting the local town et Network and regularly attend meetings.

f Vincent met with the City of Stirling to discuss the ighting installation at the Beaufort/Walcott is will continue to work together to advocate for, best outcome for the Beaufort Street area.

aufort Street Art Deco Street lights between Imsford Road was completed on 18 June 2023.

a that falls south of Broome Street is part of the ound project. The Perth/Highgate project area is ruction mid-2025 and be completed in late 2026. Listing streetlights will be removed and replaced ent Western Power standards for safety and er advises that this will result in higher light levels ght for most areas.

nue to investigate and implement initiatives as SSIP.

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							 Minor improvements for the medians are proposed to be delivered through the BSSIP in 2023/24, including: Improvement 8 – Install tactile walking surface indicators at crossing points. Improvement 11 – Visually define high-use Beaufort Street crossing points and improve sightlines for vehicles and pedestrians (Barlee Street, Harold Street and Broome Street). 	
6.4 Develop and deliver a smoke-free town centres project with involvement from the community, health partners, and local business.	S&D	C&B	×	v	v	*	 Draft smoke free boundaries for Leederville, Mount Hawthorn, North Perth, Beaufort Street and William Street were consulted upon from May to August 2021. A total of 345 submissions were received from residents, property owners, workers, business owners and visitors and final smoke free boundaries were created for each Town Centre. The <i>Local Government Property Local Law 2021</i> became operational on 14 December 2021 which provides Council with the power to prescribe an area where smoking is prohibited. <i>Smoke Free Areas – Education and Enforcement Policy</i> was developed to guide the implementation, education and enforcement of smoke free areas to reduce community exposure to harmful second-hand smoke. An amount of \$40,000 is included in the 2022/2023 operational budget for costs associated with prescribing new smoke free areas e.g. smoke free signage. Administration has been successful in receiving a \$72,557 grant from Healthway to support the implementation of this project. The grant will cover further community engagement, education and communication strategies, along with design and installation of suitable smoke free signage. The grant will also include evaluation of the project, and includes a part-time contract role to support the project. Anticipated launch of smoke free town centres is 1 November 2022 at Mary Street Piazza, Beaufort Street. Action 6.4 relates to the BSSIP Improvement 21 – Implement smoke-free town centres and community advocacy program in Beaufort Street. 	On 22 November 2022, The Welcome: Smoke-Free Tow Beaufort Street. Engagement activities have and public awareness cam local youth services to educ and the risks of smoking ar The 'Fresh Air – You're We of smoke-free signage place received well by our comm is prohibited. The project has engaged w smoking cessation services working closely with local b the transition of the footpat A smoking behaviour audit baseline data on smoking a counts. The audit will be re The City has maintained st Health Service, Cancer Co and Health. These relations project with the City being r the smoke-free space.

The City launched the 'Fresh Air - You're Town Centres Project' at Mary Street Piazza,

ave included street engagements, pop-up events ampaigns. The City is also working directly with educate young people and staff about the project g and vaping.

Welcome' slogan has been included on a variety blaced within our Town Centres and has been nmunity. These show where smoking and vaping

d with ten local pharmacies, promoting their ices to the community. Administration are also al businesses to provide direct advice to manage path outside their business becoming smoke-free.

idit was carried out in November 2022 to provide ing and vaping observations and cigarette butt repeated in November 2023.

I strong partnerships with North Metropolitan Council WA and Australian Council on Smoking onships have ensured ongoing support for the ng recognised for its Public Health Leadership in

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6.5 Investigate options for the future of Barlee Street Car Park including the relocation of the Beaufort Street sign and removal of other improvements on the property.	CEO	S&D/I&E	Complete		 At 22 June 2021 Ordinary Council Meeting, Council were presented with the putcomes from the Barlee Street Car Park Options for Future Use and resolved (in part). "That Council: 2. DOES NOT PROCEED with a land sale of Lot 48 at this time and NOTES that Council will reconsider the sale prior to the expiry of the current lease or if the lease is terminated by the lessors of Lot 49 and 50; 4. REQUESTS the CEO to prepare for discussion with Council, prior to first quarter budget review: a. Costings for the removal and a feasibility analysis for the relocation of the Beaufort Street sign b. Removal of other improvements on the property;" At the meeting it was noted that in October 2013 the "BEAUFORT STREET" sign was partially built on Lots 49 and 50, privately owned land which the City currently leases for the purpose of a car park (joined with the City owned Lot 48). Options and estimates for the removal or relocation of the Beaufort Street sign were presented to 2 November 2021 Council Workshop for discussion. Options explored include: Demolition and disposal of sign Dismantle sign and put in storage Dismosal of old sign and build new Discussions with the agent for owners of Lot 49 and 50 have noted that there s no interest in undertaking a land swap with the City, and the owners are not mmediately seeking to develop their Lots. To continue operation of the Barlee Street Car Park, in February 2022 Administration negotiated a new 5 year lease (14 February 2022 to 13 February 2029) of Lot 49 and Lot 50. t is recommended Action 6.5 is marked as complete, as the new lease for the Barlee Street Car Park will continue until February 2027 or February 2029, and the Beaufort Street sign options have been investigated as far as possible at this stage. A decision on the sign's future will be made by Council once the Lease term is over or property owners choose to proceed with re	Action completed in 20
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Community & Business Services (C&B), Strategy & Development (S&D), Infrastructure & Environment (I&E), Information & Communications Technology (ICT), Office of the CEO (CEO)



2021/22.

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Proposed Update	Team(s)	Team(s)	21/22	22/23	23/24	24/25	(August 2022)	
Priority Area 1: ENHANCED ENVIRON	MENT							
1.1 Develop a concept plan to enhance the community use, connectivity, and vibrancy of Oxford Street Reserve.							Oxford Street Reserve is a local level public open space that was last upgraded in 2014. The draft Leederville Precinct Structure Plan outlines an opportunity for the Reserve to be expanded into the carpark to the east. The City is currently assessing submissions in response to the Request for Drepended for Reducing and Frame.	The draft Leederville Precinc September 2021, outlined the public open space area to be park.
							Proposal for Redevelopment Concepts relating to The Avenue and Frame Court car parks. Action 1.1 to commence in 2023/24 following WAPC approval of the	At its Meeting on 21 June 202 redevelopment concepts rela including this portion of land t
	S&D	I&E			~	✓	Leederville Precinct Structure Plan and assessment of the Proposals for Redevelopment Concepts.	At its Meeting on 9 May 2023 the City to enter into negotiat in relation to their proposal.
							Directly adjacent to the Oxford Street Reserve is the Leederville Skate Park which will reach end of life in 2027.	The key terms of the Heads of will be presented to Council a
							It is recommended an entire site analysis be undertaken to determine the optimum layout for the site. The site analysis will consider connections with Oxford Street Reserve, Leederville Skate Park, the Y, the car park, pedestrian links and the Leederville train station.	Action 1.1 to commence 2023 Precinct Structure Plan and p and the preferred proponent f park.
							To ensure the concept plan preserves existing visual connections of the site, the Analysis is to be amended to reflect this.	Following the lighting audit of have been installed on the gather the space and increase feeling
1.2 Investigate Black Spot funding for a safer pedestrian crossing environment on Leederville Parade.	I&E		Complete				The Blackspot grant funding criteria for a pedestrian crossing was investigated. It was determined that the criteria will not be met for this location. The City will continue to monitor the area for potential funding opportunities.	Action completed 2021/22.
1.3 Undertake the beautification and eco- zoning of Lot 210 Leederville Parade.	I&E	S&D	Complete				 Beautification of Lot 210 Leederville Parade was completed in 2021/22 as part of the City's program of works. This included: Removal of existing turf; Application of landscaping gravel; Instalment of a gravel footpath; Instalment of recycled logs and rocks; Planting of native shrubs; and Planting of two grass trees. 	Action completed 2021/22.
1.4 Support the potential installation of a fast-charging electric vehicle station in the Avenue Car Park.	CEO	I&E	Complete				Due to the possible outcomes of the Request for Proposal for redevelopment concepts for The Avenue and Frame Court car parks, the City has since come to an agreement with charging operator to install a charging station at an alternative location in the Beaufort Street Town Centre.	Action completed 2021/22.
Priority Area 2: ACCESSIBLE CITY								
 Advocate to the Public Transport Authority for a Leederville Station upgrade. 							The State Government is required to upgrade the Leederville Train Station to provide universal access. The Leederville Station Upgrade Project has been identified in the Advocacy Agenda. The City has provided input to the Public	The City continues to advoca the City's Advocacy Agenda.
	I&E/S&D		~	✓	~	~	Transport Authority and is currently awaiting response.	The City will continue to advoccycle parking cage installed.
							The City has approached the Public Transport Authority (PTA) to discuss the installation of a secure cycle parking cage, to which the response was positive. The unique conditions of the site will require a non-standard cage to be	The City will continue to work projects occurring in Leederv

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inct Structure Plan, endorsed by Council 14 the requirement for the Oxford Street Reserve be expanded into a portion of the Frame Court car

2022, Council approved requesting proposals for elating to The Avenue and Frame Court car parks, nd to be created as public open space.

023, Council approved a preferred proponent for tiations with in order to draft a Heads of Agreement I.

Is of Agreement and the associated Business Plan cil at its Meeting in July.

023/24 following WAPC approval of the Leederville d progression of the negotiations between the City nt for the redevelopment of the Frame Court car

t of Leederville in August 2022, additional lights gazebo in Oxford Street Reserve to brighten up elings of safety and ambience.

cate for the upgrade of Leederville Station through	ı
a.	

dvocate to and work with the PTA to have a secure d.

ork with the PTA to communicate upcoming erville (Redevelopment Proposal relating to The

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Action and	Responsible	Support		Tim	ning		2021/22 Annual Review Update	2022/2
Proposed Update	Team(s)	Team(s)	-	22/23	23/24	24/25	(August 2022)	
							designed. The City will continue to advocate to and work with the PTA to have a cage installed.	Avenue and Frame Court car Plan) and draw attention to th Station upgrades into design
2.2 Advocate to the Public Transport Authority for bus route 15 to be rerouted around the perimeter of the Town Centre.	I&E/S&D		~	~	~	~	As discussed in the 'Analysis' of the action, a portion of Frame Court is privately owned by the Water Corporation. The left turn from Frame Court onto Newcastle Street is considered too tight for buses to move through the area safely and requires them to cross the centre line to make the turn. The City will continue to advocate to PTA to have Bus Route 15 re-routed, however it is proposed to seek an alternative route around the town centre and therefore reference to Frame Court and the Water Corporation is proposed to be removed from the action and analysis amended to reflect this.	The City will continue to advo around the perimeter of the T
2.3 Prepare a plan to improve the pedestrian and cyclist environment crossing Loftus Street.							Due to the number of traffic signal intersections along Loftus Street, a separate crossing would not be supported by Main Roads Western Australia (MRWA). This is based on the need to balance these requests against network efficiency.	Administration have reviewed between Vincent Street and N pedestrian bridge would be re for this is likely to cost betwee
	I&E	S&D		~	~		The City is currently progressing a review of its Cycling Plan 2022-2027. This review will include revisiting each bike route with aim to identify issues (such as crossings points across Loftus Street) and suggest improvements in access	Improvements to pedestrian r detailed design at the locatior
							and safety. A budget of \$30,000 has been allocated in 2022/23 for planning.	The Bike Plan also lists a nur crossing environment.
2.4 Collaborate with the Town of Cambridge and Main Roads to plan upgrades to the Lake Monger connection.							To be undertaken as part of the Cycling Plan 2022-2027.	Between December 2022 and inform the development of the Bike Network Plan) occurred.
	I&E/S&D	C&B			~	~		The draft Bike Plan incorpora Administration by Flyt Transp internal review, the draft Bike April 2023.
								The draft Bike Plan is to be p adoption.
								The Lake Monger connection draft Bike Plan2023-2028.
2.5 Plan improvements to the Oxford Street and Vincent Street cycling and pedestrian environment.	I&E	S&D		~	~	~	Planned improvements will be documented in the forthcoming Cycling Plan 2022-2027. Due to the similarities in Actions 2.5 and 2.6, it is proposed Action 2.6 be merged into 2.5 and the Action, Diagnosis, Analysis and Solution be amended to reflect this.	Oxford Street and Vincent Str through 18 of the draft Bike P
2.6 Develop and implement the Wayfinding Plan.							Development of the City's Wayfinding Plan commenced July 2021. The Wayfinding Plan includes the following four phases: Phase One – Analysis Report	The Wayfinding and Signage November 2022 (Item 9.4) O
							Phase Two – Draft Wayfinding and Signage Plan Phase Three – Final Wayfinding Plan and Guidelines Phase Four – Implementation Plan	Following adoption, \$198,000 approved by Council in the 20 implementation of the Wayfin
	S&D	I&E/LC	~	~	~	•	The Wayfinding Plan will highlight the unique character and distinct local aesthetic of the town centre. Phase One of the project has been completed and Phase Two significantly progressed. The development of the Wayfinding Plan is due to be completed December 2022. Implementation will commence following this.	On 9 June 2023, the City app implementation focusing on c will be completed in 2023/24.
							The Analysis and Solution are to be amended to reflect this.	

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car parks and the Oxford Street Reserve Concept o the opportunity to integrate any Leederville gn concepts for the area.

dvocate to PTA to have Bus Route 15 re-routed e Town Centre.

wed potential crossing points on Loftus Street ad Newcastle Street. It has been concluded that a e required to cross the six lanes of traffic. Budget ween 5 and 10 million dollars.

an refuge island crossing points will proceed to tion near Emmerson Street.

number of actions which will lead to an improved

and February 2023, community engagement to the Bike Plan (previously the Cycle Plan and the ed.

orating community feedback was presented to nsport Consultancy in March 2023. Following like Plan was presented to Council Workshop in

e presented to July Ordinary Council Meeting for

tion will be considered under action item 17 of the

Street will be considered under action items 8 e Plan 2023-2028.

ge Plan was adopted by Council at its 15 Ordinary Meeting.

000 from the cash-in-lieu for carparking reserve as 2022/23 FY budget was allocated to the /finding Signage Plan.

appointed Studio Found to undertake Stage One of n connection within the town centres. Stage One 24.

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Action and	Responsible	Support		Tin	ning		2021/22 Annual Review Update	2022/2
Proposed Update	Team(s)	Team(s)	21/22	22/23	23/24	24/25	(August 2022)	
2.7 Investigate the feasibility and impact of designated pick-up points for on- demand transport and third party delivery partners and plan design solutions to deter parking in the Leederville Village Square median.	S&D	I&E		~	×		City officers will investigate designated pick-up points for third-party delivery drivers and on-demand transport drivers in the Leederville Town Centre. This will focus on investigation into design solutions for the Newcastle Street median parking issue (Action 4.5) where this issue is most prevalent. The management of parking spaces for e-scooters will be addressed through the implementation of the proposed Inner-City e-scooter share system that is being worked through by the Inner-City Working Group. The Diagnosis, Analysis and Solution are to be amended to reflect this.	Administration has developed delivery partners including ch hour ticketed parking to 15 m marketing/education campaig Leederville Village Square m will continue to implement the
Priority Area 3: CONNECTED COMMU	INITY							
3.1 Seek opportunities to collaborate with YMCAHQ, Foyer Oxford, and TAFE to activate the Town Centre.	C&B	S&D	~	~	✓	✓	The City continues to work with YMCAHQ, Foyer Oxford and TAFE to identify opportunities for collaboration. Contact details for the organisations have been passed on to Leederville Connect and the City will seek opportunities to foster relationships between the Town Team and Leederville youth spaces.	The City continues to work w opportunities for collaboration In July 2022, the Y HQ receiv funding commitment by the C programs, including gigs, life The City will continue to build ones in order to collaborate a
3.2 Manage the Town Team Grant Program.	S&D	I&E/C&B	~	•	~	~	 Leederville Connect applied for and were successful in obtaining the entire \$10,000 budget for the 21/22 financial year. The grant will be used for: Festoon lighting and furniture purchase for events; Printing and launch of a sponsorship prospectus; and Pedestrian surveys. The City will continue to work with the town team in managing the Town Team Grant Program. 	Leederville Connect applied 1 \$10,000 budget for the 22/23 Indigenous yarning c Website redevelopm Insurances. The City will continue to work Team Grant Program.
Priority Area 4: THRIVING PLACES	I	1	I	1	1	1		
4.1 Support Leederville Connect to investigate locations for event furniture and fixtures storage space in the Town Centre.	S&D/LC	CEO	~	~			Leederville Connect has received Town Team grant funding to purchase event furniture and festoon lighting. The City will continue to work with Leederville Connect to investigate storage location opportunities.	Leederville Connect has pure through the 2021/22 Town Te lighting is currently stored by continue to work with Leeder opportunities.
4.2 Identify locations for power points in Leederville Village Square.	I&E	S&D/LC		~	~		Power conduits have been installed in Leederville Village Square ready for power point locations to be determined by City officers in 2022/23 and 2023/24. Costings will be estimated and presented to Council for consideration.	Administration will continue to installation of power points. C Council for consideration.
4.3 Undertake a lighting audit and prepare and implement a Lighting Improvement Plan-	S&D	I&E	~	~	*	~	 A lighting audit of Leederville Town Centre has been completed and lighting improvement opportunities identified. It is recommended the action wording be modified to include the implementation of the opportunities identified in the audit over 2022/23, 2023/24 and 2024/25. Key opportunities include: Lighting improvements to laneways in the town centre (similar to Electric Lane improvements); Lighting the gumtrees along Oxford Street between Leederville Parade and Vincent Street; Inclusion of luminaires to the pergola structure adjacent to the Oxford Street Reserve; and Additional road lighting for Melrose and Stamford Streets. 	Quotes were sought for up-lig Leederville Parade and Vince to Oxford Street Reserve, an benches in Leederville Villag

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ped a multi-point plan to on-demand transport and changing the restrictions on particular bays from 1 5 minute non-ticketed parking, producing a baign, installing a suspended artwork in the e median and installing parking sensors. The City the plan in 2023/24.

with Y HQ, Foyer Oxford and TAFE to identify tion.

ceived \$50K for the first year of a 3 year recurring e City to facilitate and deliver a number of youth lifestyle workshops and outdoor paint workshops. uild on the current relationships and foster new e and activate the Town Centre.

ed for and were successful in obtaining the entire /23 financial year. The grant will be used for: g circle project; pment; and

ork with the town team in managing the Town

urchased event furniture and festoon lighting Team Grant Program. The furniture and festoon by the Leederville Connect Chair. The City will derville Connect to investigate storage location

e to investigate locations and opportunities for the s. Costings will be estimated and presented to

essed several opportunities for lighting rough the August 2022 lighting audit.

b-lighting of gumtrees along Oxford Street between ncent Street, inclusion of lights in gazebo adjacent and installation of LED strip lighting to the circular age Square.

nder-bench lighting have now been installed. The I be considered for implementation in future years.

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Action and	Responsible	Support		Tin	ning		2021/22 <u>Annual Review</u> Update	2022/23
Proposed Update	Team(s)	Team(s)	21/22	22/23	23/24	24/25	(August 2022)	
							To reflect the action progression, the Analysis and Solution are to be amended to reflect this.	
4.4 Undertake a streetscape audit and prepare and implement a Streetscape Improvement Plan.	S&D	I&E/LC		~	~	~	A streetscape audit of Leederville Town Centre will be completed in early 22/23 financial year and will identify streetscape improvement opportunities. A streetscape improvement plan will be prepared and implemented based on the streetscape audit.	A streetscape audit of the Lee 2022. The streetscape improv implementation in 2023/24 an
							The Analysis and Solution are to be amended to reflect this.	
4.5 Negotiate the formalisation of the main drain pedestrian corridor with the Water Corporation for implementation in appropriate stages.	S&D	CEO	✓	✓	√	~	Negotiations with the Water Corporation have begun for the formalisation of the main drain pedestrian corridor. City officers are working with Water Corporation to draw up easement documents and a landscape plan for the corridor.	Negotiations with Water Corporation main drain pedestrian corridor The City has produced a stag corridor. Water Corporation has the Stage 1A and 1B upgrade
								Budget for implementation wa annual budget. A detailed scope of work will b work near Water Corporation implementation, pending futur
4.6 Collaborate with developers to deliver laneway beautification elements in Electric Lane	I&E/S&D		Complete				The development of the ABN building at 742 Newcastle Street and the refurbishment of the Leederville Hotel and The Garden occurred in 2020 and 2021. The City collaborated with developers to create an activated laneway in between the two developments which has been named Electric Lane. Laneway beautification elements have now been delivered including catenary lighting, paving works, landscaping, retractable bollards and artwork.	Electric Lane has been used f Open Streets events in March
4.7a Request the Minister of Lands acquire the right of way linking Oxford Street to the strata lots at 663 Newcastle Street	CEO	S&D	~	~			City officers are in the process of requesting the Minister for Lands to acquire the right of way and will continue to implement this action in 22/23.	Administration will present to the Minister for Lands acquire
4.7b Collaborate with the strata to plan improvements to the right of way	S&D	I&E/LC	~	~	~	~	City officers will collaborate with the strata company of 663 Newcastle Street to identify and plan for improvements in the right of way.	Administration continues to co Newcastle Street to identify an
4.8 Seek and assess redevelopment concepts relating to The Avenue Car Park and Frame Court Car Park to create thriving, connected and sustainable mixed-use areas in the heart of Leederville.	S&D	CEO		~	~	~	The Request for Proposal for Redevelopment Concepts relating to The Avenue and Frame Court car parks project is likely to be one of the biggest developments for the Leederville Town Centre in the next ten years; and as the Place Plan is a document that captures all of the initiatives that the City is working on in the Town Centre it is recommended that a new action be added as reflected to capture this project.	At its Meeting on 21 June 202 redevelopment concepts relat Eight submissions were receiv from 27 June 2022 to 8 Augus The evaluation panel shortliste score against the selection cri At its Meeting on 18 October 2 for progression to stage two o At its Meeting on 13 December for Detailed Proposals materia proposals process. Shortliste proposals from 14 December At its Meeting on 9 May 2023, the City to enter into negotiated in relation to their proposal.

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Leederville Town Centre was completed in August provement plan is currently being developed for 4 and 2024/25.

orporation continue for the formalisation of the idor.

staging and concept plan for the pedestrian n has provided consent for the City to undertake ades.

was not supported for inclusion in the 2023/24

vill be developed and an application for approval to ion assets will be lodged before proceeding to uture budget approval.

ed for various events since opening including two arch 2022 and March 2023.

to Council in 2023/24 to recommend requesting uire the right of way.

o collaborate with the strata company of 663 y and plan for improvements in the right of way.

2022, Council approved requesting proposals for elating to The Avenue and Frame Court car parks.

ceived throughout the stage one advertising period ugust 2022.

tlisted three submissions who received the highest n criteria.

ber 2022, Council endorsed the three submissions to of the redevelopment proposals process.

mber 2022, Council approved the Stage 2 Request terials, for the second stage of the redevelopment isted proponents were invited to submit detailed ber 2022 to 28 February 2023.

023, Council approved a preferred proponent for tiations with in order to draft a Heads of Agreement I.

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Action and	Responsible	Support		Tim	ning		2021/22 <u>Annual Review</u> Update	2022/2
Proposed Update	Team(s)	Team(s)	21/22	22/23	23/24	24/25	(August 2022)	
								The key terms of the Heads of will be presented to Council a
Priority Area 5: SENSITIVE DESIGN								
5.1 Prepare a Precinct Centre Structure Plan in collaboration with Leederville Connect	S&D	LC	Complete				The Leederville Precinct Structure Plan was endorsed by Council on 14 September 2021 and is currently with the Western Australian Planning Commission for approval.	On 14 September 2021 (Item the Leederville Precinct Struc Western Australian Planning
5.2 Develop a streetscape style guide	S&D	I&E/LC		~	~		City officers will begin to develop a streetscape style guide in 2022/23.	The streetscape improvemen implementation in 2023/24 ar
Priority Area 6: INNOVATIVE & ACCC	UNTABLE	,	1		1	1		1
6.1 Undertake community consultation to review the use of Leederville Village Square and inform the future of the space	S&D	C&B		~			City officers will undertake the community consultation to inform the review of Leederville Village Square in 2022/23. The consultation and review will be informed by the Grosvenor Road Trial.	 Community consultation on the completed in January 2023. Cand will be implemented in 2000 Opportunities include: Engaging with a traffinity investigate improvement requirements for event requirements for the prevent conflict at events, town teams, but to prevent conflict at events. Investigate opportunities businesses in Leeder Explore opportunities Leederville Oval on for event and the potential replacer bollard.
6.2 Install LED street lights along Oxford Street	I&E			~			City officers are obtaining quotes from Western Power for the supply and installation of LED streetlights along Oxford Street in 2022/23.	LED street lights have been in Oxford Street, and some loca Oxford Street is part of the Pe Perth/Highgate project area is be completed in late 2026. The removed and replaced with L for safety and amenity. Wester light levels and a better qualit
6.3 Plan public toilet improvements	I&E	S&D		~	~		Improvements to the existing Avenue Carpark toilets will continue to be investigated in 2022/23.	Improvements to the existing investigated through the Red and Frame Court car park.

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Is of Agreement and the associated Business Plan cil at its Meeting in July.

em 9.7) at its Ordinary Meeting, Council adopted ructure Plan. The Structure Plan remains with the ng Commission for approval.

nent plan is currently being developed for and 2024/25.

n the use of Leederville Village Square was 3. Opportunities for the space have been identified 1 2023/24 and 2024/25.

affic management and/or event consultant to rements to the space, the application process and ts for community-held events.

nities to increase collaboration between event businesses and community groups in Leederville at event times and foster a business community

unities to highlight businesses that remain open

ties to support and promote service-based derville.

ties to connect the Leederville Town Centre with n football games days.

e of the existing collapsible bollards for events and cement of a more appropriate type of collapsible

en installed at the corner of Vincent Street and ocations on Oxford Street and Newcastle Street.

Perth/Highgate underground project. The a is expected to start construction mid-2025 and . Through this project, existing streetlights will be h LEDs meeting current Western Power standards estern Power advises that this will result in higher lality of light for most areas.

ing toilets and new toilet facilities will be Redevelopment Proposal in relation to The Avenue

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6.4 Develop and deliver a smoke-free town centres project with involvement from the community, health partners, and local businesses.	S&D	C&B	~	~	~	~	Draft smoke free boundaries for Leederville, Mount Hawthorn, North Perth, Beaufort Street and William Street were consulted upon from May to August 2021. A total of 345 submissions were received from residents, property owners, workers, business owners and visitors and final smoke free boundaries were created for each Town Centre. The Local Government Property Local Law 2021 became operational on 14 December 2021 which provides Council with the power to prescribe an area where smoking is prohibited. Smoke Free Areas – Education and Enforcement Policy was developed to guide the implementation, education and enforcement of smoke free areas to reduce community exposure to harmful second-hand smoke. An amount of \$40,000 is included in the 2022/2023 operational budget for costs associated with prescribing new smoke free areas e.g. smoke free signage Administration has been successful in receiving a \$72,557 grant from Healthway to support the implementation of this project. The grant will cover further community engagement, education and communication strategies, along with design and installation of suitable smoke free signage. The grant will also include evaluation of the project and includes a part-time contract role to support the project.	On 22 November 2022, The Smoke-Free Town Centres F Engagement activities have if and public awareness campa youth services to educate yo risks of smoking and vaping. The 'Fresh Air – You're Weld smoke-free signage placed v well by our community. Thes The project has engaged witt cessation services to the cor with local businesses to prov footpath outside their busines A smoking behaviour audit w baseline data on smoking an The audit will be repeated in The City has maintained stro Service, Cancer Council WA These relationships have ens City being recognised for its space.
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Community & Business Services (C&B), Strategy & Development (S&D), Infrastructure & Environment (I&E), Information & Communications Technology (ICT), Office of the CEO (CEO)

ne City launched the 'Fresh Air - You're Welcome: s Project' at Mary Street Piazza, Beaufort Street.

ve included street engagements, pop-up events npaigns. The City is also working directly with local young people and staff about the project and the ng.

elcome' slogan has been included on a variety of d within our Town Centres and has been received ese show where smoking and vaping is prohibited.

with ten local pharmacies, promoting their smoking community. Administration are also working closely rovide direct advice to manage the transition of the ness becoming smoke-free.

it was carried out in November 2022 to provide and vaping observations and cigarette butt counts. in November 2023.

strong partnerships with North Metropolitan Health VA and Australian Council on Smoking and Health. ensured ongoing support for the project with the its Public Health Leadership in the smoke-free

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Action and	Responsible	Support			ning		2021/22 Annual Review Update	2022/23 A
Proposed Update	Team(s)	Team(s)	19/20	20/21	21/22	22/23	(August 2022)	
Key Focus Area 1: AC	CTIVITY							
1.1 Determine options to implement Free Wifi in priority town centre locations	ICT	I&E		Complete			Action completed in 2020/21. The potential to implement Free wifi in Axford Park to be considered during the development of the MHTCPP 2023/24 -2026/27and Axford Park Upgrade project.	Action completed in 2020/21.
1.2 Install Banner Poles along Oxford Street North	S&D	I&E			Defer		Action marked as defer as part of 2020/21 annual review for re-evaluation and consideration during the development of MHTCPP 2023/24 -2026/27 and with consideration to the Long Term Financial Plan (LTFP).	The action is to be considered during consideration to the LTFP.
1.3 Design and deliver the first phase of Axford Park Upgrade	S&D	I&E			Defer		Action marked as defer as part of 2020/21 annual review for re-evaluation and consideration during the development of MHTCPP 2023/24 -2026/27 and with consideration to the LTFP.	A \$200k Federal Election Funding Co lighting in Axford Park. Enhanced and purposeful lighting is in Scarborough Beach Rd and Oxford S increase sense of safety, promote per during the evening periods, and supp The lighting improvement is planned in the Town Centre under the Vincen The staged upgrade of Axford Park w MHPF and with consideration to the light
1.4 Identify barriers inhibiting Mount Hawthorn's Night Time Economy in consultation with local businesses and determine actions to address these	ICT	I&E	~	~	~	~	Administration to continue liaising with businesses to determine opportunities to retain night-time economy, primarily on weeknights. As expected, a reduction in interstate and international travel restrictions has resulted in a decreased level of patronage. Sentiment from businesses is also that the current sensitive financial environment has impacted foot traffic levels. A focus for food and beverage businesses is still to supply outdoor dining, with a significant percentage of customers still preferring to receive outdoor service. Administration are continuing to work with a number of businesses on maximising their outdoor dining capacity to cater for a higher portion of outdoor patrons. As restrictions ease, Administration along with the Mount Hawthorn Hub are collaboratively investigating opportunities to activate the town centre during evenings and weekend periods.	Mount Hawthorn's night time econom trading remains consistent. Weeknigl provide further benefit and activation Food and beverage businesses (Bar Hawthorn making up 23% of busines operate during evening periods. Dinin expenditure category with the spendi year from 26.3% to 33.4% since 2019 Proposed initiatives such as the LED to Axford Park provide the ability to in Vibrant Public Space Policy has also framework to enable business to exter
1.5 Install LED Street Lights along Scarborough Beach Road and Oxford Street	I&E	S&D	~	~	~	~	 Western Power provided a quote of \$95,679 to upgrade 23 streetlights along Scarborough Beach Rd and Oxford St. Administration requested this project be funded through cash-in-lieu, which was approved at March 2022 quarterly budget review. Western Power have advised that upgrades cannot be undertaken prior to September 2022. Based on this, funding is required to be re-requested at the quarterly budget review in October 2022. A Federal Election Funding Commitment of \$200,000 through their <i>Light Up Perth</i> program has been announced to improve lighting in the Mount Hawthorn Town Centre. It noted the LED Street Lights and lighting at Axford Park projects respectively. 	The VUPP will include the conversion Based on this outcome, the works so January 2023 were cancelled and as of \$200,000 has been requested for improvement project. The Town Centre is shared amongst Oxford St is anticipated to begin cons North Perth/Mount Hawthorn. This wi Hawthorn which includes Scarboroug construction mid 2027.

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ing the development of the MHPF with

Commitment has been requested to improve

is important to increasing the connection between d St. Lighting improvements in this area will also pedestrian movement and other public activations upport surrounding businesses.

ed to align with the upgrading of LED streetlighting cent Underground Power Project (VUPP).

k will be considered during the development of the ne LTFP.

omy continues to strengthen. weekend evening hights are seen as an opportunity to increase and on to the Town Centre.

Bar/Restaurant/Café) remain strong in Mount besses in the Town Centre, of these, 62.5% ining and Entertainment remains the largest nding percentage incrementally increasing each 019.

ED Streetlight Upgrade and lighting improvement o increase foot traffic during evening periods. The lso been successful in providing a consistent extend their trading in public space.

sion of streetlights to LED within the Town Centre. scheduled with Western Power to occur in associated Federal Election Commitment Funding or redirection to the Axford Park lighting

gst two project areas under the VUPP. North onstruction early-mid 2024 under project area 343 will be followed by Project area 34A Mount ough Beach Rd and is estimated to begin

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Action and Proposed Update	Responsible Team(s)	Support Team(s)		Tir	ning		2021/22 Annual Review Update (August 2022)	2022/23 A
			19/20	20/21	21/22	22/23		
							Western Power has provisionally scheduled the works to be conducted on the 18 & 19 January 2023, pending budget outcomes.	
1.6 Investigate and implement Lighting Improvements in the Flinders Street Car Park	I&E	S&D	~	Complete			Action completed in 2020/21.	Action completed in 2020/21.
1.7 Implement Lane Lighting Improvements in the lanes between Flinders Street and Oxford Street	C&B	I&E	Complete				Project complete. Lighting installed in 2019/20.	Action completed in 2019/20.
1.8 Identify and deliver a Future Youth Space in the town centre or surrounds	S&D	C&B	~	~	~	~	 In September 2022, the Mount Hawthorn Youth Skate Space working group conducted site analysis to determine the preferred location for the Mount Hawthorn Youth Skate Space of the following reserves: Britannia Reserve (north and central); Charles Veryard Reserve; and Axford Park The site analysis concluded Britannia Reserve as the preferred site. Administration conducted further site analysis of the Britannia Reserve locations based on the comments and feedback from the Working Group. A preferred location has been determined with targeted engagement to confirm the location within Britannia Reserve and seek feedback on the space and skateable elements to inform the draft Concept Design. 	Two rounds of targeted engagement location, skateable elements and sup Youth Skate Space. Initial consultation captured and infor The draft Concept Plan was presente Ordinary Meeting for approval to com The Plan was advertised to the compresponses supportive of the skate sp through incorporating natural bufferin (item 9.8) Ordinary Council Meeting implementation. The procurement process commence April 2023 as a Design and Construct Ordinary meeting, Council appointed The project has commenced with str prepared for the skate space. Constru-
Key Focus Area 2: MC 2.1 Plan and facilitate Scarborough Beach Road/Oxford Street Intersection Improvements	S&D	I&E	✓	~	~	✓	Administration are continuing the investigation of potential improvements and liaising with Main Roads Western Australia (MRWA) to determine what opportunities may be feasible, while acknowledging the potential to again seek the initial decision to be reconsidered. The City of Vincent Cycling Plan 2022-2027 is currently being developed, with the aim to have the report finalised in December 2022. Similar constraint issues have been noted for their inclusion into the list of possible future improvements.	A review of the Scarborough Beach during the development of the City's included due to the feedback provide proposed interventions of 'free-floatin Investigation into pedestrian improve Administration will continue to advoc preferred movement and design outo
2.2 Implement the Mount Hawthorn specific findings of Action 3.3.1 of the Accessible City Strategy, including the Development of a Mount Hawthorn Precinct-specific	I&E	S&D				~	Administration developed a Request for Quote (RFQ) for a consultant to complete the review of the current precinct parking management plans and make recommendations accordingly. A low level of responses were received due to the prescribed timeframe for the project and capacity of consultancies. The RFQ is scheduled to be re-issued with an increased timeframe to allow for a greater response rate. This will provide the City with the opportunity to appoint the most suitable consultant, based on value for money and achieving the best service and outcome.	

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ent were undertaken in relation to the proposed supporting infrastructure of the Mount Hawthorn

formed the development of a draft Concept Plan. ented to Council at its 18 October 2022 (item 9.8) commence formal advertising.

ommunity from October to November 2022 with space design, features and integration into the site ering and landscaping. At the 13 December 2022 ng the Concept Plan was endorsed for

nced with a Request for Tender being advertised in ruct contract. On 16 May 2023 (item 9.5) at its ted Skate Sculpture to deliver the project.

structural and detailed design drawings being istruction is due to begin August 2023 and is vember 2023.

ch Road/Oxford Street Intersection was undertaken y's Bike Plan 2023 – 2028, however wasn't ided by MRWA that they didn't support the ating' advance stop lines.

ovements for the intersection are ongoing. rocate to MRWA to achieve an outcome where the utcomes are aligned.

Parking Management Plan review was awarded to . The project has commenced including site visits ary 2023. The precinct plans have been drafted istration prior to being finalised.

Hawthorn Town Centre will be considered during

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Action and	Responsible	Support	Timing				2021/22 Annual Review Update	2022/23 A
Proposed Update	Team(s)	Team(s)	19/20	20/21	21/22	22/23	(August 2022)	
Parking Management Plan.								
2.3 Investigate the potential to Formalise Parking along Edinboro Street	I&E	S&D			Defer		Action marked as defer, to coincide with the re-evaluation and consideration of the Axford Park Upgrade (Action 1.3) during the development of MHTCPP 2023/24 - 2026/27.	The action is to be considered during
2.4 Install decorative lighting at the Anzac Road roundabout to denote the southern town centre entry and complete the Oxford Street North Upgrade	S&D	I&E	Complete				Project complete. Lighting installed in 2019/20.	Action completed in 2019/20.
2.5 Advocate for a 30km/h Speed Zone along Oxford Street North	I&E	C&B	~	~	~	~	Advocacy for this action to continue. No significant change in conditions has been identified for MRWA to determine shorter timeframe for review of reducing speed zone. The City will continue to negotiate with MRWA to achieve the desired 30km/h acknowledge that unless significant change such as higher density development occurs in the area, it will likely not be reviewed until the five year review period has concluded in November 2025.	The City has continued to advocate in north. The action is proposed to be of Action progression will align with the in November 2025.
2.6 Advocate for the extension of the 40km/h Speed Zone east along Scarborough Beach Road	I&E		Complete				Action completed in 2019/20.	Action completed in 2019/20.
2.7 Advocate for the extension of the 40km/h Speed Zone west along Scarborough Beach Road	I&E		~	¥	~	~	Ongoing investigation is taking place based on previous correspondence with MRWA. The City will continue to negotiate the extension of the 40km/h speed zone further west along Scarborough Beach Road to meet the 40km/h school zone.	Discussions for the proposed 40km/l continued. Administration will again a along this section of Scarborough Be continuity and reducing speeds. This and cycling friendly Town Centre. On 14 February 2023 (Item 10.1) at update on expanding the 40km/h spe formal applications to MRWA to trial all local roads currently posted 50km Distributor A Road, it will not be cons This is seen as an important action a
								of the MHPF.
Key Focus Area 3: CH	HARACTER							
3.1 Undertake a Streetscape Audit to determine opportunities for streetscape improvements	S&D	I&E	~	•	~	Complete	The preparation of a detailed plan of the town centre streetscape audit was delayed in 2021/22. This delay allows administration to deliver this action across all town centres simultaneously. This will provide consistency in the reporting phase to inform the Capital Works Program and LTFP.	The streetscape audit has been cone opportunities currently being outlined MHPF.
							The timing has been extended to 2022/23 to inform actions and deliverables in the development of MHTCPP 2023/24 -2026/27.	

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ing the development of the MHPF.

te for a 30km/h speed zone along Oxford Street e considered during the development of MHFP. he MRWA five year review period which concludes

m/h speed limit extension with the MRWA have in request MRWA conduct a speed zone review Beach Road for the purpose of vehicle speed his would continue to develop a more pedestrian

at its Ordinary Meeting, Council approved the speed zone within the City of Vincent. This included ial 40km/h speeds over a period of 18 months on km/h. With Scarborough Beach Road classed as a onsidered as part of this application.

n and will be progressed through the development

onducted with all findings and recommended ned for consideration during the development of the

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Action and Proposed Update	Responsible Team(s)	Support Team(s)	Timing				2021/22 Annual Review Update	2022/23 A
			19/20	20/21	21/22	22/23		
3.2 Develop a Mount Hawthorn Town Centre Streetscape Palette	S&D	C&B	~	~	~	~	Timing to be extended to 2022/23 to align with Action 3.1.	The Streetscape Palette is currently streetscape audit. The Streetscape I the development of the MHPF.
3.3 Determine a preferred location for an Iconic Town Centre Artwork in consultation with the community	S&D	C&B	~	*	Complete		The pedestrian bridge on Scarborough Beach Road between Braithwaite Park and Mt Hawthorn Primary School has been identified as a preferable location for future iconic town centre artwork with support from the City's Arts Advisory Group and the Mount Hawthorn Hub. Further consultation will occur through the advertising of the Wayfinding Plan.	Action Completed in 2021/22. Further investigation to occur with th and community on the process and s which was confirmed through the ad the 15 November (item 9.4) Ordinary
3.4 Investigate the potential to Underground Power along Oxford Street North and Hobart Street	I&E	CEO	~	•	Complete		Action Completed in 2021/22. A memorandum of understanding (MOU) has been signed between the City and Western Power to participate in Tranche 2 of the Network Renewal Underground Pilot Program, enabling Western Power to commence detailed design of the project. The proposed project area boundary of 2) North Perth/Mount Hawthorn includes both Hobart St and Oxford St (north) within the Town Centre.	Action Completed in 2021/22. The Vincent Underground Power Pro LED streetlights and all associated in within the Town Centre. The Town Centre is split amongst tw St is anticipated to begin constructio Perth/Mount Hawthorn. This will be f which includes Scarborough Beach 2027.
3.5 Negotiate the Beautification of Lot 100 Scarborough Beach Road with Telstra Corporation Limited	S&D	I&E	Complete				Action completed in 2019/20.	Action completed in 2019/20.

Community & Business Services (C&B), Strategy & Development (S&D), Infrastructure & Environment (I&E), Information & Communications Technology (ICT), Office of the CEO (CEO)

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tly being developed following the findings of the e Palette will be completed in the 2023/24 to inform

the Mt Hawthorn Hub, City's Arts Advisory Group d selection of a gateway artwork for this location adoption of the City's Wayfinding Signage Plan at ary Council Meeting.

Project (VUPP) will now provide the conversion of d infrastructure relating to underground power

two project areas under the VUPP. North Oxford tion early-mid 2024 under project area 343 North e followed by Project area 34A Mount Hawthorn ch Rd and is estimated to begin construction mid

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9 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

10 REPRESENTATION ON COMMITTEES AND PUBLIC BODIES

- 11 CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE CLOSED
- 12 CLOSURE