CITY OF VINCENT

AGENDA

Ordinary Council Meeting

21 November 2023

Time: **6.00pm**

Location: **E-Meeting and at the Administration and Civic Centre,**

244 Vincent Street, Leederville

David MacLennan

Chief Executive Officer

DISCLAIMER

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

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

Copyright

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

PROCEDURE FOR PUBLIC QUESTION TIME

The City's Council Briefings, Ordinary Council Meetings, Special Council Meetings and Committee Meetings are held in the Council Chamber located upstairs in the City of Vincent Administration and Civic Centre. Meetings are also held electronically (as eMeetings), and live streamed so you can continue to watch our meetings and briefings online at https://www.vincent.wa.gov.au/council-meetings/livestream

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

The following conditions apply to public questions and statements:

1. Members of the public present at Council Briefings will have an opportunity to ask questions or make statements during public question time. Questions and statements at Council Briefings must relate to a report contained in the agenda.
2. Members of the public present at Council Meetings, Special Council Meeting or Committee Meeting have an opportunity to ask questions or make statements during public question time in accordance with section 2.19(4) of the City's Meeting Procedures Local Law.
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 governance@vincent.wa.gov.au by 3pm on the day of the Council proceeding. Please include your full name and suburb in your email.
7. Shortly after the commencement of the meeting, the Presiding Member will ask members of the public to come forward to address the Council and to give their name and the suburb in which they reside or, where a member of the public is representing the interests of a business, the suburb in which that business is located and Agenda Item number (if known).
8. Questions/statements are to be made politely in good faith and are not to be framed in such a way as to reflect adversely or be defamatory on an Elected Member or City Employee.
9. Where practicable, responses to questions will be provided at the meeting. Where the information is not available or the question cannot be answered, it will be *"taken on notice"* and a written response will be sent by the Chief Executive Officer to the person asking the question. A copy of the reply will be included in the Agenda of the next Ordinary meeting of the Council.
10. It is not intended that public speaking time should be used as a means to obtain information that would not be made available if it was sought from the City's records under Section 5.94 of the *Local Government Act 1995* or the *Freedom of Information Act 1992* (FOI Act). The CEO will advise the member of the public that the information may be sought in accordance with the FOI Act.

For further information, please view the Council Proceedings Guidelines.

RECORDING AND WEBSTREAMING OF COUNCIL MEETINGS

- All Council proceedings are recorded and livestreamed in accordance with the Council Proceedings - Recording and Web Streaming Policy.
- All recordings are retained as part of the City's records in accordance with the State Records Act 2000.
- All livestreams can be accessed at https://www.vincent.wa.gov.au/council-meetings/livestream
- All live stream recordings can be accessed on demand at https://www.vincent.wa.gov.au/council-meetings
- Images of the public gallery are not included in the webcast, however the voices of people in attendance may be captured and streamed.
- If you have any issues or concerns with the live streaming of meetings, please contact the City's Governance Team on 08 9273 6500.

Order Of Business

1 Declaration of Opening / Acknowledgement of Country 9

2 Apologies / Members on Leave of Absence 9

3 (A) Public Question Time and Receiving of Public Statements 9

(B) Response to Previous Public Questions Taken On Notice 9

4 Applications for Leave of Absence 9

5 The Receiving of Petitions, Deputations and Presentations 9

6 Confirmation of Minutes 10

7 Announcements by the Presiding Member (Without Discussion) 10

8 Declarations of Interest 10

9 Strategy & Development 11

9.1 No. 46B (Lot: 1; Plan: 417673) Joel Terrace, East Perth - Proposed Single House 11

9.2 No. 12 (Lots: 69 and 80; Plan: 4576) Brookman Street, Perth - Alterations and Additions to Single House Section 31 Reconsideration 120

9.3 No. 80 (Lot: 102; D/P: 413590) Auckland Street, North Perth - Proposed Single House Section 31 Reconsideration 227

9.4 GreenTrack Incentives for Environmentally Sustainable Designed Developments [ABSOLUTE MAJORITY DECISION REQUIRED] 360

9.5 Outcome of Advertising of Amendments to Local Planning Policy No. 7.5.22 - Consulting Rooms 374

9.6 Public Health Plan (2020 - 2025) - Annual Review 3 380

9.7 Concrete Batching Plants Relocation Plan 404

9.8 Outcome of Public Notice - Proposed Major Land Transaction, Leederville [ABSOLUTE MAJORITY DECISION REQUIRED] 419

10 Infrastructure & Environment 547

10.1 Advertising of amended policy - Street Trees 547

10.2 RFT IE233/2022 Litis Stadium Changeroom Redevelopment 568

10.3 RFT IE254/2023 Indoor Pool Change Room Renewals at Beatty Park Leisure Centre 579

11 Community & Business Services 585

11.1 Financial Statements as at 30 September 2023 585

11.2 Authorisation of Expenditure for the Period 01 September 2023 to 30 September 2023 605

11.3 Investment Report as at 30 September 2023 626

11.4 First Quarter Budget Review 2023-2024 [ABSOLUTE MAJORITY DECISION REQUIRED] 634

12 Chief Executive Officer 648

12.1 Council Briefing and Ordinary Meeting of Council Dates for 2024 648

12.2 Appointment of Council Members and Community Representatives to the City of Vincent Audit Committee [ABSOLUTE MAJORITY DECISION REQUIRED] 652

12.3 Appointment of Council Members to Chief Executive Officer Performance Review Panel 654

12.4 Appointment of Council Members and Community Representatives to Arts Advisory Group 656

12.5 Appointment of Council Members to the Metro Inner North Joint Development Assessment Panel 661

12.6 Appointment of Elected Member to the Metropolitan Regional Road Sub-Group (Central) 667

12.7 Policy Document Register and Review Plan - Progress Update and Implementation Review 2023 712

12.8 Report and Minutes of the Audit Committee Meeting held on 18 October 2023 762

12.9 Information Bulletin 770

12.10 Nomination of Council Members for the vacant local government position on the Central Perth Land Redevelopment Committee 821

13 Motions of Which Previous Notice Has Been Given 831

Nil

14 Questions by Members of Which Due Notice Has Been Given (Without Discussion) 831

Nil

15 Representation on Committees and Public Bodies 831

Nil

16 Urgent Business 831

Nil

17 Confidential Items/Matters For Which The Meeting May Be Closed 832

17.1 Undertakings relating to the Parking Local Law 2023 [ABSOLUTE MAJORITY DECISION REQUIRED] 832

18 Closure 833

CITY OF VINCENT GOVERNANCE FRAMEWORK 2020 OVERVIEW

ACCOUNTABLE TO

Community and Stakeholders
Ratepayers
Residents
Community groups/ sporting clubs
Businesses
Town Teams
Visitors
State and Federal Government
Neighbouring local governments
Government Departments

INFORMS

CITY OF VINCENT COUNCIL

COMPRISES

MAYOR AND COUNCILLORS

CHIEF EXECUTIVE OFFICER

PRESCRIBES ROLE AND POWERS

ADMINISTRATION

Culture and Vision
(Principle 1)
Culture informs the management structure and ethical standards, the vision reflects the City's strategic priorities

PRESCRIBES IPFR – CBP, SCP, BUDGET

Legislative Framework
The *Local Government Act 1995* (WA) sets out the key roles and responsibilities of a local government (Council and CEO). Local governments must operate in accordance with the LGA and associated Regulations. The LGA is the source of local government power and allows local governments to make local laws and policies and provides guidance on good governance

Roles and Responsibilities
(Principle 2)
Role and relationships between the Council, Mayor, Councillors, CEO and Administration

Strategic Community Plan
Corporate Business Plan
Long Term Financial Plan
Annual Budgets

INFORMS/GUIDES

Accountability
(Principle 5)
Functions and systems that control risks and facilitate consistent, transparent and accountable decision making

Decision Making and Management
(Principle 3)
Processes that ensure open and accountable decisions by Council and the CEO

Commitment to Sustainability
(Principle 4)
Sound financial, resource and environmental management

AUDIT COMMITTEE

COMMUNITY PRIORITIES AND OUTCOMES WE WILL STRIVE TO ACHIEVE

ENHANCED ENVIRONMENT

- Our parks and reserves are maintained, enhanced and are accessible for all members of the community.
- Our urban forest/canopy is maintained and increased.
- We have improved resource efficiency and waste management.
- We have minimised our impact on the environment.
- Power lines are undergrounded.

CONNECTED & HEALTHY COMMUNITY

- Connected & healthy community
- We have enhanced opportunities for our community to build relationships and connections with each other and the City
- Our many cultures are celebrated
- We recognise, engage and partner with the Whadjuk Noongar people and culture
- Our community facilities and spaces are well known and well used
- We are an inclusive, accessible and equitable City for all

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.
- More people living in, working in, or enjoying our town centres.

ACCESSIBLE CITY

- Our pedestrian and cyclist networks are well designed, connected, accessible and encourage increased use.
- We have better integrated all modes of transport and increased services through the City.
- We have embraced emerging transport technologies.

THRIVING PLACES

- We are recognised as a City that supports local and small business.
- Our town centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority.
- We encourage innovation in business, social enterprise and imaginative uses of space, both public and private.
- Efficiently managed and maintained City assets in the public realm.
- Art, history and our community's living cultures are evident in the public realm.

INNOVATIVE AND ACCOUNTABLE

- We deliver our services, projects and programs in the most inclusive, efficient, effective and sustainable way possible.
- We engage with our community so they are involved in what we are doing and how we are meeting our goals.
- Our decision-making process is consistent and transparent, and decisions are aligned to our strategic direction.
- We embrace good ideas or innovative approaches to our work to get better outcomes for the City and our community.

THESE PRIORITIES AND OUTCOMES WILL BE MET THROUGH THE DELIVERY OF COUNCIL ADOPTED STRATEGIES, PLANS, PROGRAMS, AND POLICIES.

1 DECLARATION OF OPENING / ACKNOWLEDGEMENT OF COUNTRY

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

2 APOLOGIES / MEMBERS ON LEAVE OF ABSENCE

Nil

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

(B) RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

4 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

5 THE RECEIVING OF PETITIONS, DEPUTATIONS AND PRESENTATIONS

5.1 A petition with 12 signatures has been received from Gerald Frichot of North Perth. The petition requests that the parking signpost on the street verge of 18 Ellesmere Street, North Perth be removed for the following reasons:

1. There is no need for it since people very rarely park there
2. People usually park on Les Lilleyman Reserve because it is safer
3. The signpost erected is dangerously close to Highlands Rd side street.
4. More than 50 cars per day are now using Ellesmere Street to avoid Green Street and travel at high speed over the hill down to London Street. We recommend a No Right Turn sign in Charles Street would reduce the traffic on Ellesmere Street.

5.2. A petition with 23 signatures has been received from Andre Rampono of Mt Hawthorn. The petition requests that Council explore op options for improved signage, line marking and road infrastructure, around and approaching the corner of Scarborough Beach Road and Killarney Street, with a view to preventing vehicles driving into and through the one way street (Killarney Street).

An increasing number of cars are driving the wrong way up Killarney Street. Mostly on weekends and more so over the school holiday periods.

With the opening of the cafe II Falco - at 214 Scarborough Beach Road, our concern is drivers and patrons of the cafe will turn into Killarney Street to access the parking zone along the Mount Hawthorn Primary side of the road, reinforcing the idea that it is a two way street.

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

(2) Every petition complying … shall be presented to the Council by the CEO.

(3) The presentation of a petition shall be confined to the reading of the petition.

(4) The only motions that are in order are:

(a) that the petition be received; or

(b) that the petition be received and a report be prepared; or

(c) that the petition be received and be referred to a committee for consideration and report; or

(d) that the petition be received and be dealt with by the Council.

5.3 Steve Allerding from Allerding & Associates requested a deputation on Item 9.7 Concrete Batching Plants Relocation Plan.

6 CONFIRMATION OF MINUTES

Ordinary Meeting -17 October 2023

Special Council Meeting- 24 October 2023

7 ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

8 DECLARATIONS OF INTEREST

Cr Nicole Woolf declared an impartiality interest in Item 9.2 No. 12 (Lots: 69 and 80; Plan: 4576) Brookman Street, Perth - Alterations and Additions to Single House Section 31 Reconsideration. The extent of her interest is that a close friend of hers lives next to the proposed development, and her property is mentioned multiple times in the report.

Cr Ashlee la Fontaine declared an impartiality interest in Item 11.4 First Quarter Budget Review 2023-2024. The extent of her interest is that she owns and resides in a property on Forrest Street, North Perth, which is included in one of the items in Attachment 4, Capital Budget including Carry Forward, specifically "Blackspot - Fitzgerald/Forrest North Perth".

9 STRATEGY & DEVELOPMENT

9.1 NO. 46B (LOT: 1; PLAN: 417673) JOEL TERRACE, EAST PERTH - PROPOSED SINGLE HOUSE

Ward: South

Attachments:

1. Consultation and Location Plan
2. Development Plans
3. Summary of Submissions - Administration Response
4. Summary of Submissions - Applicant Response
5. Applicant Context and Character Study
6. Administration's Streetscape Review
7. Administration's Height Analysis
8. Administration's Overshadowing Analysis
9. Life Cycle Assessment
10. Advice Notes

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for a Single House at No. 46B (Lot: 1; D/P: 417673) Joel Terrace, East Perth in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 10:

1. Development Plans

This approval is for a Single House as shown on the approved plans dated 29 September 2023. No other development forms part of this approval;

2. Boundary Walls

The surface finish of boundary wall facing No. 56 Joel Terrace, East Perth shall be of a good and clean condition, prior to the occupation or use of the development, and thereafter maintained, to the satisfaction of the City. The finish of boundary walls is to be face brick as shown on the approved plans, 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 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; and

4.2 The meter box is to be painted the same colour as the wall it is attached so as to not be visually obtrusive, to the satisfaction of the City;

5. Landscaping

5.1 All landscaping works annotated on the approved plans shall be undertaken in accordance with the approved plans, prior to the occupancy or use of the development

and maintained thereafter at the expense of the owners/occupiers, 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. 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 visual privacy standards of the Residential Design Codes, to the satisfaction of the City;

7. Car Parking and Access

The layout and dimensions of all driveways and parking areas shall be in accordance with Australian Standard AS2890.1; and

8. 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 a three-storey single house at No. 46B Joel Terrace, East Perth (the subject site).

The subject site and surrounding properties are zoned Residential R60 and are within the Residential Built Form Area under the City's Built Form Policy.

The first two thirds of the subject site is level with Joel Terrace after which it begins to slope down approximately 1.5 metres towards the rear before flattening out again. Vehicle access to the lot is restricted due to an existing power pole and an existing mature Bottlebrush tree within the verge.

The elements of the proposal that require a design principles assessment and the exercise of discretion include the reduced street setback for the upper floors, garage width and setback, building height, setbacks to the north and south lot boundaries, landscaping, visual privacy, site works, the location and size of the outdoor living area and solar access.

The proposal has been designed to minimise the visual dominance of the garage and upper floors when viewed from the street and adjoining properties. The dwelling incorporates varying colours and materials to the street and side facing façades. This assists in providing visual interest to the street and breaking up the presentation of building mass. The proposed design response would be compatible with the surrounding area and in considering the character of the existing streetscape and has received DRP Chair support.

Landscaping and deep soil areas are located within the front setback area and to the rear of the property. This would effectively soften the appearance of the dwellings and partially screen the development from the street and adjoining properties. Further landscaping has also been provided across the site which would assist in making an effective contribution to the occupant amenity and urban canopy on site and within the City more generally.

The overshadowing departure to the deemed-to-comply standard is largely driven by the site's orientation and the three-storey height standard. The proposed development responds to this by minimising the shadow cast to major openings and outdoor living areas on the adjoining property. The proposed development would not adversely impact the amenity of the surrounding properties.

Visual privacy impacts to southern and eastern adjoining properties as views towards the adjoining properties would be oblique rather than direct in nature due to the building's orientation. The adjoining property to the north is not impacted by visual privacy as it is a Western Power owned site containing high voltage power lines, and in not intended to be developed for residential use.
An outdoor living area has been provided that is large enough to provide space of a variety of outdoor leisure pursuits and activities, as well as a separate balcony that can be used in conjunction with the primary living area. The proposed site works would correspond with the finished levels of the adjoining property which is respective of the natural ground levels and existing development levels on site. The retaining wall and proposed fill would not adversely affect the adjoining property because it is located next to a side setback area which is not used as a habitable space.

The proposed development has been the subject of revised plans over the course of its assessment. These changes are detailed in the report below. The modifications to the design have resulted in the proposed development being acceptable as considered against the planning framework and the development is recommended for approval, subject to conditions.

PROPOSAL:

The application proposes a three-storey single house to a vacant lot at No. 46B Joel Terrace, East Perth. The proposed development plans are included as **Attachment 2**.

BACKGROUND:

Landowner:	Maree and Paul Dalwood
Applicant:	Julian Teles
Client:	Maree and Paul Dalwood
Date of Application:	3 May 2023
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R60
Built Form Area:	Residential
Existing Land Use:	Vacant
Proposed Use Class:	Single House
Lot Area:	213 square metres
Right of Way (ROW):	No
Heritage List:	No

Site Context and Zoning

The subject site is bound by Joel Terrace to the west, a Western Power owned site containing high voltage power lines to the north, a vacant site to the east and a two-storey single house to the south that is currently under construction. A location plan is provided as **Attachment 1**.

The vacant site to the east received approval on 15 August 2022 issued by the Metro Inner-North Joint Development Assessment Panel for a four-storey building containing 10 multiple dwellings. The City has not received a building permit for this site. The approval is valid until 15 August 2026, after which time it would expire if not enacted.

The subject site and surrounding properties are zoned Residential R60 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), with a building height standard of three storeys.

Lot Creation and Site Characteristics

The subject site was created through a subdivision approved by the Western Australian Planning Commission (WAPC) in 2018. The subdivision approval resulted in the creation of three lots, one being the subject site and the others being Nos. 46A and 46C Joel Terrace, which adjoin the subject site to the south and east.

The existing site levels and retaining walls along the northern and eastern boundary of the site were established through the subdivision approval. The first two thirds of the subject site sit relatively level with Joel Terrace after which it begins to slope down approximately 1.5 metres towards the rear before flattening out again. The adjoining property to the south experiences a similar slope in the same location.

The subject site is affected by a 2.7 metre by 1.3 metre sewer easement which is located within the south-east corner of the lot. The easement was created following subdivision approval and provides the sewage connections to the site.

Verge and Road Infrastructure

The verge directly adjacent to the subject site contains an existing Western Power consumer pole and an existing mature Bottlebrush tree with an approximate height of 5.0 metres and a canopy spread of approximately 6.0 metres. Within the road reserve, there is an existing marked on-street parking bay.

This existing infrastructure restricts vehicle access to the subject site and requires any driveway to be located adjacent to the northern lot boundary.

Existing Streetscape

Joel Terrace includes a mix of residential and commercial development.

Residential developments are characterised by a mixture of one to three storey contemporary dwellings as well as one to two storey traditional style dwellings.

On site parking areas along Joel Terrace generally consist of covered carports or uncovered paved areas, visible from the street setback. Some properties do not include any parking areas accessed via Joel Terrace due to access being available via a rear laneway. The streetscape also includes single and double garages, particularly along the eastern side of Joel Terrace, including the southern adjoining property at No. 46a Joel Terrace. Where provided, upper floors fronting Joel Terrace are generally in-line or behind the ground floor building line.

Where front fencing is provided, it is generally in the form of low masonry walls with visually permeable fencing above as well as fencing that is solid to approximately 1.8 metres.

Street setback areas within the street are generally landscaped with low level plantings and lawns. Verge areas along the street are lined with established street trees within verges.

The adjoining Western Power property to the north is currently used to provide power to the surrounding area and is not intended to be developed in the foreseeable future. This means that the northern façade of the proposed development will be visible from the public realm.

Commercial development along Joel Terrace is located approximately 75 metres south of the subject site and includes two offices, a Western Power Control Centre and a Western Power substation.

Bushfire Prone Area

The subject site is located within a bushfire prone area under the State-wide Map of Bush Fire Prone Areas prepared by the Office of Bushfire Risk Management. In accordance with Clause 78b of the *Planning and Development (Local Planning Schemes) Regulations 2015*. A Bushfire Attack Level (BAL) assessment is not required as part of this application as it includes the development of a single house on a lot with a total area less than 1,100 square metres.

DETAILS:

Summary Assessment

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

Planning Element	Deemed-to-Comply	Requires the Discretion of Council
Site Area	✓	
Street Setback		✓
Lot Boundary Walls	✓	

Planning Element	Deemed-to-Comply	Requires the Discretion of Council
Lot Boundary Setbacks		✓
Garage Setback		✓
Garage Width		✓
Building Height/ Storeys		✓
Open Space	✓	
Outdoor Living Areas		✓
Landscaping (R Codes)		✓
Visual Privacy		✓
Parking & Access	✓	
Solar Access		✓
Site Works/ Retaining Walls		✓
Essential Facilities	✓	
External Fixtures	✓	
Surveillance	✓	

Detailed Assessment

The R Codes and Built Form Policy have two pathways for assessing and determining a development application, being a deemed-to-comply pathway or a design principles and local housing objectives pathway.

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

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.

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 the element meets the applicable 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 Clause 5.1 – Street Setback Walls on upper floors to be set back 2 metres behind the predominant ground floor building line.	Bed 1 and walk-in-robe (WIR) wall on the first floor are setback 0.2 metres behind the predominant ground floor building line. Kitchen and Scullery walls on the second floor are setback 0.3 metres behind of the predominant ground floor building line.

Lot Boundary Setbacks	
Deemed-to-Comply Standard	**Proposal**
R Codes Clause 5.1.3 – Lot Boundary Setbacks <u>Southern Boundary</u> Ground Floor • Entry/Guest wall: 1.5 metres • Activity/Ensuite: 1.5 metres First Floor • Store/Bathroom: 1.6 metres Second Floor • Kitchen window: 3.8 metres • Living/Dining: 1.9 metres • Balcony: 2.4 metres <u>Northern Boundary</u> Ground Floor • Laundry/Lift: 1.7 metres First Floor • Stairs/WIR: 1.6 metres • Minor: 2.1 metres Second Floor • Stair windows/Balcony: 4.6 metres • Scullery window: 4.3 metres • Balcony/ Scullery: 2.5 metres	<u>Southern Boundary</u> Ground Floor • Entry/Guest wall: 1.0 metres • Activity/Ensuite: 1.1 metres First Floor • Store/Bathroom: 1.5 metres Second Floor • Kitchen window: 2.5 metres • Living/ Dining: 1.5 metres • Balcony: 1.9 metres <u>Northern Boundary</u> Ground Floor • Laundry/Lift: 1.0 metre First Floor • Stairs/WIR wall: 1.0 metre • Minor: 1.3 metres Second Floor • Stair windows/Balcony: 1.0 metre • Scullery window: 1.1 metres • Balcony/Scullery: 1.0 metre
Garage Setback	
Deemed-to-Comply Standard	**Proposal**
Built Form Policy Clause 5.1 – Garage Setback Garages to be setback 0.5 metres behind the dwelling alignment. The dwelling alignment in this instance is the Ground Floor Entry Wall.	The garage sits in line with the Ground Floor Entry Wall.
Garage Width	
Deemed-to-Comply Standard	**Proposal**
Built Form Policy Clause 5.5 – Garage Width Garage width shall be a maximum of 50 percent (5.3 metres) of the lot frontage.	Garage width is 51.4 percent (5.4 metres) of the lot frontage.
Building Height	
Deemed-to-Comply Standard	**Proposal**
Built Form Policy Clause 5.6 – Building Height Top of external wall (roof above): 9.0 metres.	Top of external wall (roof above): 9.3 metres.

Outdoor Living Areas	
Deemed-to-Comply Standard	**Proposal**
R Codes Clause 5.3.1 – Outdoor Living Areas Outdoor living areas to be accessed from the primary living space of the dwelling. Outdoor living areas to have a minimum length and width dimension of 4 metres.	 The outdoor living area would be accessed from the Ground Floor Activity Room which does not meet the definition of primary living space, as it is not the largest room in the dwelling nor the main area of activity. Outdoor living area has a minimum width of 3.4 metres.
Landscaping (R Codes)	
Deemed-to-Comply Standard	**Proposal**
R Codes Clause 5.3.2 – Landscaping Landscaping required in the street setback area: 50 percent (12.7 square metres).	 Landscaping provided in the street setback area: 48.8 percent (12.4 square metres).
Site Works/ Retaining Walls	
Deemed-to-Comply Standard	**Proposal**
R Codes Clause 5.3.7 – Site Works Retaining walls and fill located on the boundary shall be not more than 0.5 metres in height.	 0.7 metres of fill proposed to the southern boundary. Retaining wall proposed to the southern boundary has a maximum height of 0.9 metres.
Visual Privacy	
Deemed-to-Comply Standard	**Proposal**
R Codes Clause 5.4.1 – Visual Privacy <u>Cone of Vision setbacks required:</u> Bedrooms and Studies: 3.0 metres Kitchens and Living Rooms: 4.5 metres Balconies: 6.0 metres	 <u>Northern Boundary</u> Second Floor Living Room windows: 1.0 metre Second Floor Balcony: 1.0 metre <u>Southern Boundary</u> Second Floor Kitchen window: 2.5 metres Second Floor Balcony: 4.4 metres <u>Eastern Boundary</u> Second Floor Balcony: 4.7 metres
Solar Access	
Deemed-to-Comply Standard	**Proposal**
R Codes Clause 5.4.2 – Solar Access for Adjoining Sites A maximum of 50 percent (106.5 square metres) of the adjoining property to be overshadowed when measured at midday on 21 June.	 72.6 percent (142.3 square metres) of the adjoining property would be overshadowed when measured at midday on 21 June.

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

CONSULTATION/ADVERTISING:

First Consultation

Community consultation was undertaken by the City in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*, for a period of 14 days between 12 July 2023 and 25 July 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** and in accordance with the City's Community and Stakeholder Engagement Policy.

Three submissions were received at the conclusion of the advertising period, one in support, one which objected to the proposal and one which neither supported nor objected to the proposal but provided comment.

Comments received in support are summarised as follows:

- Overshadowing primarily falls to the roof of the adjoining property and does not impact solar access; and
- The setbacks, landscaping and tree canopies departures will not result in adverse impacts to the adjoining properties.

Comments of concern are summarised as follows:

- Scale of development results in adverse impacts to the surrounding properties;
- The development proposes several R Code and Built Form Policy departures which would set a negative precedence for future developments in the area; and
- The proponent should further refine the design of the house to adhere to the R Codes and design principles detailed within the submission form.

The application was referred to Western Power as a landowner of property within the consultation radius. Western Power's submission neither supported nor objected to the proposal but stated that the development would not impact the function of the northern adjoining property, which includes high voltage power lines.

Second Consultation

Following the community consultation period, amended plans dated 20 September 2023 and additional information was submitted by the applicant.

A summary of the key changes made as part of these amended plans is as follows:

- Bringing the ground floor entry forward to be in line with the garage and bringing the porch forward of the garage;
- A decreased floor area to the entire first and second floors resulting in increased lot boundary setbacks to the eastern (rear) lot boundary;
- Reduction in the building height by 0.2 metres;
- Reduction to the garage width when viewed from the street by 1.0 metre;
- Reduction to the width of the driveway by 1.6 metres; and
- Increased landscaping to the street setback area.

Additional design modifications were also made to the plans in response to comments provided by the Chair of the City's Design Review Panel (DRP). This is further detailed in the Design Review Panel section of this report below.

Following the submission of amended plans on 20 September 2023, the application was readvertised for a period of 14 days from 28 September 2023 to 11 October 2023. Previous submitters were notified and a notice placed on the City's website.

At the conclusion of the second round of community consultation, the City received one submission from a previous submitter. This submitter reiterated their objection to the proposal as summarised above, but did not raise any new comments.

Revised plans were submitted on 29 September 2023 during the second consultation period and included additional modifications to address comments from the DRP Chair. These changes are further detailed in the Design Review Panel section of the report below.

A copy of the final set of development plans dated 29 September 2023 is included as **Attachment 2**.

In accordance with the City's Community and Stakeholder Engagement Policy, these final set of plans were not re-advertised. This is because the amendments result in no new or greater departures to the deemed-to-comply standards.

A summary of submissions received across the two community consultation periods along with Administration's responses to each comment is provided in **Attachment 3**. The applicant's response to the submissions received are provided as **Attachment 4**.

Design Review Panel (DRP):

Referred to DRP: Yes

The proposal was referred on four occasions to the City's DRP Chair for comment as considered against the 10 principles of good design. These referrals were for the plans originally lodged and each set of amended plans submitted by the applicant.

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

	Design Review Progress			
	Supported			
	Pending further attention			
	Not supported			
	DRP Chair			
	Referral 1 – Plans dated 8 Jun 2023	*Referral 2 – Plans dated 11 Jul 2023*	*Referral 3 – Plans dated 20 Sep 2023*	*Referral 4 – Plans dated 29 Sep 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***				

A summary of all the DRP Chair's comments provided on the proposal are included below.

- Consider undertaking a context and character study of the surrounding area to inform the choice of materials, textures and colours as well as reflect aspects of the broader streetscape area;
- Illustrate through the plans, sections and a shadow study how the southern property will be impacted by overshadowing because of reduced setbacks including impacts on any private outdoor space, and the amenity of the adjoining property;
- Bringing the ground floor entry forward and removing the front fence would assist providing a more prominent entry to the street. Presenting it in a white render version rather than face brick which will increase legibility;
- The width of the garage should be reduced further to decrease its dominance to the street;
- Consider the use of face brick to the garage boundary wall to assist in mitigating its visual impact on the public realm;
- Consider changes to the design to capitalise on north sun and to view and vista across the undeveloped northern site and away from the adjoining property to the south;
- Consider a greater selection of native species including tree selections that have the potential to deliver generous canopy;

- Consider how the north facing elevation can be aesthetically improved as it will be visible for the foreseeable future;
- Consider how AC condensers will be accommodated on site; and
- Both the ground floor and first floor have floor-to-ceiling heights of 2.4 metres. This will have a negative impact on internal amenity and is inconsistent with good design practice which recommends 2.7 metres as a minimum floor to ceiling height for habitable rooms.

In response to comments and recommendations received from the DRP Chair from referrals, the applicant made the following key changes over the course of the application process:

- The inclusion of a context and character study, included as **Attachment 5**. The findings resulted in the following changes:
  - Setting back bedroom 1 and the kitchen behind the ground floor predominant building line;
  - Additional face brick to the front façade to reflect the character of the street;
- The inclusion of 2D and 3D overshadowing diagrams to demonstrate the impact of overshadowing. The following changes were made in response to the findings:
  - The introduction of a pitched roof to the ground floor entry;
  - A decreased floor area to the entire first and second floors resulting in an increased setback of the development from the rear lot boundary and reduction in the building height;
- Bringing the ground floor entry forward to be in line with the garage and bringing the porch forward of the garage;
- The removal of the front fence and replacement with additional landscaping;
- Reduction in the width of the garage, internal area of the garage and the width of the driveway;
- The use of face brick to the garage boundary wall;
- Removal of north facing balcony screening and obscure glazing to the living room windows;
- The introduction of more landscaping in the front setback area and native tree species to the rear of the property to provide additional canopy coverage;
- The introduction of face brick and on-structure landscaping to the north facing façade;
- Recessing the minor bedroom wall along the north facing façade to increase articulation in the wall; and
- Concealing AC condensers.

The DRP Chair provided the following comments in respect to the final set of amended plans:

- The streetscape analysis assists with justifying the proposed discretion in height by identifying precedent for three storey developments in the immediate area;
- The design presents a built form towards the public realm that has visual diversity with contemporary materiality, texture and colour that is contextually sensitive;
- Whilst the ground floor streetscape engagement is limited because of the garage, the upper levels provide for adequate levels of engagement and passive surveillance over the public realm;
- The 3D diagrams demonstrate that the overshadowing impacts to the southern adjoining property are minimal;
- Moving the entry door forward in line with the garage has engaged more successfully with the streetscape;
- Removal of the front fence feature enables a more direct and legible/visible approach to the front door;
- The introduction of additional areas of face brick and landscaping to the north façade has assisted in mitigating its visual impact on the public realm;
- Screening has been removed from the balcony, opening it up to northern sun;
- There are improvements to landscaping through the addition of native landscape species;
- Additional native landscape species including native frangipani have been included as well as additional detail regarding other planting species which positively contributes to the street;
- The AC condenser locations have been illustrated on plan and a roof plan has now been included in the submission; and
- A minimum 2.7 metre floor to ceiling height for habitable rooms is still recommended to increase internal amenity.

The table below provides a summary of the DRP Chair's comments which have not been addressed. This is in respect to their last referral response based on amended plans dated 29 September 2023, along with Administration's response.

Principle 6 – Amenity	
DRP Chair's Comments	**Administration Response**
• Both the ground floor and first floor have floor-to-ceiling heights of 2.4 metres. This will have a negative impact on internal amenity and is inconsistent with good design practice which recommends 2.7 metres as a minimum floor to ceiling height for habitable rooms.	• There is no minimum floor to ceiling height deemed-to-comply standards under the R Codes or Built Form Policy; • The 2.4 metre high ceilings would comply with relevant National Construction Code standards; and • Increasing the floor to ceiling height could result in additional building height and associated overshadowing impacts to the southern adjoining property.

LEGAL/POLICY:

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- City of Vincent Local Planning Scheme No. 2;
- State Planning Policy 3.7 – Planning in Bushfire Prone Areas;
- State Planning Policy 7.3 – Residential Design Codes;
- Community and Stakeholder Engagement Policy; and
- Policy No. 7.1.1 – Built Form Policy.

Planning and Development Act 2005

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

Planning and Development (Local Planning Schemes) Regulations 2015

In accordance with Clause 67(2) 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 Chair.

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 (2023 R Codes). The amendments split the R Codes Volume 1 into Part B – Low Density and Part C – Medium Density (Medium Density Code). The Medium Density Code was due to be gazetted and come into operation on 1 September 2023.

On 9 August 2023, the Minister for Planning announced that they had requested deferred gazettal of the Medium Density Code to rework the policy, including removal of its application to R30 and R40 coded lots. No further information has been provided by the Minister or the Department of Planning, Lands and Heritage at this time regarding these amendments or a future gazettal date.

The 2023 R Codes remains an adopted policy of the WAPC, although the weight it is afforded in determining an application is limited. This is because it is neither certain nor imminent in coming into effect in the form it was adopted and the deferred gazettal date is unknown.

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 proposals where the development proposes a height of three storeys or more and does not meet the applicable building height deemed-to-comply standard.

The application proposes a building height of three storeys and would exceed the deemed-to-comply height standard by 0.3 metres.

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:

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:

There are no impacts on the priority health outcomes of the City's *Public Health Plan 2020-2025* from this report.

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 residential streetscape along Joel Terrace between Summers Street and Gardiner Street is varied in terms of development scale, style and form;
- Portions of the proposed development that are above the maximum building height standard is limited to the north facing living room wall, located approximately 13.3 metres away from the front property boundary. The development incorporates different colours and materials across each level to assist in creating a delineation between the ground and upper floors of the façade and reducing the visual dominance as viewed from the street;
- The position of the porch forward of the garage assists in providing articulation to the street. This reduces the overall impression of building bulk and dominance of the garage door. The projection forward of the garage was supported by the DRP Chair as it emphasises the main entry over the garage on the ground floor and engages more successfully with the streetscape. The provision of landscaping within the front setback area would also partially screen the garage door from the street;
- The overshadowing departure to the deemed-to-comply standard is largely driven by the site's orientation and the three-storey height standard proposed development responds to this by minimising the shadow cast to major openings and outdoor living areas on the adjoining property. The proposed development would not adversely impact the amenity of the surrounding properties;
- The impact of overlooking has been reduced through the use of screening devices or does not overlook major openings and outdoor living areas;
- The dwelling would be provided with functional outdoor living areas capable of use with the primary living space of the dwellings, and with uncovered area on-site that would allow for the occupants to pursue a variety of outdoor living and leisure activities; and
- The development site would be provided with deep soil and planting areas that would exceed the deemed-to-comply standards of the Built Form Policy. This includes a combined 45 square metres of deep soil area within the front setback area and rear garden. The proposed deep soil and planting areas within the front setback area would provide for trees and plantings that would soften the appearance of the dwellings to the street.

Street Setback

The proposed primary street setback would satisfy the design principles of the R Codes for Street Setback, and the local housing objectives of the Built Form Policy for Street Setback for the following reasons:

- Consistency with the Street: The upper floor design is consistent with the established character of the Joel Terrace streetscape where there are varied setbacks to the upper floors of existing dwellings. As demonstrated in Administration's streetscape review included as **Attachment 6**, the dwellings to Nos. 45, 46A, 53, 58, 65 and 71 include upper floors that are setback less than two metres from the ground floor dwelling alignment. In addition, Nos. 45, 58, 53 and 71 include balconies that project forward of the dwelling alignment. The upper floor setbacks are also specifically consistent with the closest adjoining developments at Nos. 46A and 53 Joel Terrace, which provide upper floor setbacks that are in line with the ground floor, allowing the proposed street presentation to align with the established character in the immediate area;
- Ground Floor Street Setback: The proposed dwelling is setback a minimum of 2.5 metres from the street boundary and meets the street setback deemed-to-comply standard under the Built Form Policy to all levels. This ensures the predominant building is adequately set back from the street consistent with the average setbacks of existing nearby dwellings and to reduce the impacts of building bulk;
- Reduction of Building Bulk: The 0.2 metre stepping back of the first floor and 0.3 metre stepping back of the second floor would not result in visual bulk that is commonly associated with unarticulated two storey walls. This is because the Joel Terrace facade includes large openings and a variety of materials and colours. Materials include light rendered brickwork and red face brick to the ground floor and second floor, and dark vertical cladding on the first floor. This assists in breaking up the presentation of mass to the street and creates a delineation between the ground and upper floors of the façade, reducing the visual dominance as viewed from the street. These design elements provide a façade that contributes to the established streetscape. The City's DRP Chair advised that the colours and materials reduce the appearance of built form and scale;

- Landscaping: The street setback area would include 45.7 percent (11.6 square metres) of deep soil area. An additional 3.1 percent (0.8 square metres) of soft landscaping would be provided within the street setback that does not meet the minimum 1 metre dimension to constitute deep soil area. This would soften the appearance of the upper floors to the street and create a sense of open space between the street and dwelling;
- Definable Entry Point: The upper floor setbacks would not affect legibility of the entry to the dwelling due to the position of the porch forward of the upper floor and contrasting render on the entry wall;
- Surveillance and Interaction: The major openings from the master bedroom on the first floor and kitchen on the second floor provide visual connectivity and surveillance with the street; and
- Design Review Panel: The combination of the design responses to the site resulted in DRP Chair support for the street presentation of the proposed dwelling. These design responses include the articulation in the façade, landscaping in the front setback area and the use of different colours and materials to break up the appearance of building bulk.

Garage Setback and Width

The proposed garage would satisfy the design principles of the R Codes for Setback of Garages and Carports and Garage Width, and the local housing objectives of the Built Form Policy for Garages and Carports and Garage Width for the following reasons detailed below.

- Streetscape Context: The established Joel Terrace streetscape primarily includes uncovered parking areas and open carports. As demonstrated in Administration's streetscape review included as **Attachment 6,** the streetscape does include some double garages along the eastern side of Joel Terrace at Nos. 46A, 38 and 30 Joel Terrace. These garage alignments vary from being 6.5 metres forward of the dwelling alignment to 1.0 metre behind the dwelling alignment. The garage widths also vary between 27 to 56 percent of the respective lot frontages. In particular, the direct southern neighbour at No. 46A Joel Terrace provides a garage that is 1.0 metre behind the dwelling alignment and has a garage width of 56 percent. Whilst this development on the southern adjoining property is consistent with what is proposed, the broader streetscape consists of garages with a width below 50 percent as well as varied garage alignments;
- Porch Position: The position of the porch forward of the garage assists in providing articulation to the street which reduces the overall impression of building bulk and the dominance of the garage door. The projection forward of the garage was supported by the DRP Chair who advised that it emphasises the main entry over the garage on the ground floor and engages more successfully with the streetscape;
- Garage Design: The Joel Terrace façade incorporates contrasting colours and materials to the ground floor and to the garage, including light rendered brickwork and face brick. These colours and materials are reflective of those that exist within the street, which would ensure the development contributes to and is complementary with the existing streetscape. These design elements would also help to break up the horizontal bulk of the dwelling and assists in reducing visual dominance. A steel beam is also included over the front of the garage which assists to break up the presentation of mass when viewed from the street;
- Driveway Design and Garage Location: The extent of hardstand areas within the front setback area has been reduced through the driveway design which tapers from 3.5 metres at the lot boundary to 4.9 metres at the garage door. This tapered design allows for additional landscaping including the planting of two trees within front setback areas as well as the retention of the existing verge tree. This new and existing landscaping would sit partially in front of the garage, softening the appearance of the buildings as viewed from the street and obscuring views to the garage door; and
- Design Review Panel: As discussed in the Street Setback section of this report, the DRP Chair supported the street presentation of the proposed dwelling as the design responses, including the position of the porch forward of the garage assist to break up the appearance of bulk.

Building Height and Solar Access for Adjoining Sites

The proposed building height and overshadowing would satisfy the design principles of the R Codes for and Building Height and Solar Access and the local housing objectives of the Built Form Policy for Lot Boundary Setback for the following reasons:

The proposed building height and solar access would satisfy the design principles of the local housing objectives of the Built Form Policy for the following reasons:

- Acceptability of Building Height: The portion of the upper level that exceeds the permitted building height is limited to portions of the north and east facing living room wall, as shown in **Attachment 7**. The proposed building height is acceptable because:
    - Site Topography: The over height portions of the dwelling results from a level change between the front and rear of the site. The first two thirds of the subject site is level with Joel Terrace after which it begins to slope down approximately 1.5 metres towards the rear before flattening out again. The portion of the upper level above this exceeds the permitted building height by 0.3 metres is located approximately 13.3 metres away from the street boundary. As the adjoining property to the north is not intended to be used for residential development, the additional height to the north facing living room wall would be visible from Joel Terrace on an angle. Given the over height portion of the dwelling is well setback from the street and as the land slopes approximately 1.5 metres down from the street boundary, impacts over the additional height would not provide adverse visual impacts to the street;
    - Consistency with Neighbourhood Character: The Built Form Policy sets a height standard of three storeys for development in the locality within the residential built form area. The proposed height of the dwelling would be consistent with the established and future visual character of the neighbourhood. This is because the immediate streetscape and locality are characterised mixture of contemporary and Californian Bungalow housing styles that range between one and three storeys in height. The use of a pitched roof is also consistent with the existing streetscape;
    - Treating Building Bulk: To reduce the impacts of building bulk, the side and rear elevations include a mix of face brick, rendered brickwork and large openings that would assist in breaking up the overall perception of mass as viewed from the street and adjoining properties. The southern and eastern elevations include articulated walls and varied roof forms to further break down the building bulk and add a level of depth to the facade. On-structure landscaping in the form a Virginia Creeper has also been included to the northern elevation which spans from the ground floor to second floor. This would provide softening of the overall presentation of mass when viewed from the street and would assist in the reduction of a solid blank wall. The design of the north façade was supported by the DRP Chair due to it mitigating its visual impact on the public realm;
    - Views of Significance: The building height would not adversely impact views of significance, being the Swan River and Optus Stadium. This because the additional height results from the change in topography towards the rear two-thirds of the lot. As viewed from the street, the height is within the permitted maximum which would allow existing views to be maintained. No concerns relating to impact on views were raised by properties on the western side of Joel Terrace;
- Deemed-to-Comply Overshadowing Comparison: Administration undertook an analysis of the extent of overshadowing from the proposed development compared to a three-storey development that meets deemed-to-comply standards in relation to building height and lot boundary setbacks. Overshadowing is measured under the R Codes at midday on 21 June, winter solstice, with the shadow extending to the south, which is when the sun is lowest in the sky and overshadowing is at its worst. A development that satisfies these deemed-to-comply standards would result in 72 percent overshadowing to the adjoining property. This would be 0.6 percent less than the proposed development and would also not satisfy the 50 percent overshadowing deemed-to-comply standard of the R Codes. The greatest reduction in overshadowing would be to the roof of the southern dwelling, being an area that is not sensitive to the impacts of overshadowing. The other area of reduction would not fall within the southern adjoining property as the current shadow extends into the driveway of No. 44 Joel Terrace. This is demonstrated in Administration's analysis included as **Attachment 8**. This plan also indicates that a compliant shadow cast would fall to the same areas as the proposed overshadowing, including the portion of the outdoor living areas and major openings, causing no further impact;
- Acceptability of Overshadowing: Due to the orientation of the lot and the three-storey height standard, the southern adjoining property at No. 46A Joel Terrace is vulnerable to being overshadowed. The proposal would overshadow an existing a two-storey single house to the south that is currently under construction, and of the overshadowing created, 51.7 percent (105.04 square metres) would fall to the roof of the adjoining dwelling. The remaining overshadowing to the south is acceptable for the following reasons:
    - Outdoor Living Area: The adjoining properties outdoor living area includes a rear covered alfresco and an uncovered landscape area. The uncovered outdoor living area of the adjoining dwelling would be overshadowed by the adjoining development itself or would be overshadowed by any three-storey development that satisfied the deemed-to-comply building height standards at the subject site. Even with the proposed development, the adjoining outdoor living area would maintain solar access from the northern and eastern aspects of the site. As demonstrated in **Attachment 8**, solar access would increase into the morning as the sun moves west;

- Eastern Major Opening: Due to its location and orientation, the eastern facing major opening would not be impacted by the overshadowing from the proposed development. As demonstrated in **Attachment 8**, this major opening would experience overshadowing from the adjoining dwelling; and
- Northern Major Opening: The northern facing major opening of the adjoining property is located within 1.2 metres of the boundary. Due to its location and orientation, this major opening would be susceptible overshadowing from a development that met deemed to comply standards on the subject site. As demonstrated in **Attachment 8**, the major opening would still benefit from solar access during the summer months as the angle of the summer sun is much higher.

Lot Boundary Setbacks and Visual Privacy

The proposed lot boundary setbacks would satisfy the design principles of the R Codes for Lot Boundary Setback and Visual Privacy, and the local housing objectives of the Built Form Policy for Building Height for the following reasons:

- Building Bulk: Building bulk from the proposed development is acceptable because:
  - North Elevation: As the adjoining northern property is to remain a long-term vacant site due to existing high voltage power lines, the northern façade has been designed in a way that is more reflective of a street façade as it will be visible from the public realm. As discussed in the Building Height section of this report, the northern elevation includes a mix of colours, materials and landscaping to break up the overall perception of mass of the northern boundary, and would assist in the reduction of a solid blank wall;
  - Southern Elevation: While there are some views to walls from the southern adjoining properties outdoor living area and major openings, the building bulk impacts of the walls would be reduced through the articulation of walls and the incorporation of differing materials and colours. This has been provided through rendered brickwork, openings and screening which provides visual articulation and would assist in breaking up the presentation of mass. Views of the proposed development from the adjoining properties primary outdoor living area would also be restricted by the roof of the existing building;
- Adjoining Property Amenity: The proposed setbacks would result in a separation of 2.6 metres to 3.5 metres to the adjoining property to the south which would be sufficient to preserve access to ventilation. The outdoor living area and major openings within the southern property would be partially impacted by overshadow, but they would still benefit from solar access throughout the day, particularly during the summer months;
- Visual Privacy:
  - Impact to Southern Site: The proposal has sought to minimise the extent of overlooking from the balcony to the southern property through incorporating privacy screens along the southern and eastern facades. The balcony is also setback 1.8 metres from the adjoining property to provide a level of separation between the properties. A portion of the cone of vision would fall within the outdoor living area of the adjoining property, however views towards the outdoor living area would be oblique rather than direct in nature due to the balcony being orientated towards the east. This would assist in reducing the impacts of visual privacy to the adjoining property. The proposed kitchen window would overlook the roof of the adjoining southern dwelling and would not result in an amenity impact given no windows or active habitable spaces are impacted. The City did not receive any submissions that raised concerns with overlooking from the balcony;
  - Impact to Eastern Site: The eastern adjoining property is currently vacant, but approval has been granted for the development of 10 multiple dwellings. The cone of vision would not impact the existing vacant land and would fall within a proposed deep soil area on the approved plans, which sits adjacent to an entry to the building. The cone of vision would therefore have no impact to any future major openings or active habitable spaces; and
  - Impact to Northern Site: The adjoining property to the north is a Western Power owned site containing high voltage power lines and in not intended to be developed for residential use. No overlooking would fall to any current or future residential development.

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 been approved by the WAPC. 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 proposed landscaping would satisfy the Design Principles of the R Codes and the Local Housing Objectives of the Built Form Policy for the following reasons:

- Streetscape Planting: Landscaping within the street setback includes a native Frangipani and Magnolia tree which would soften the appearance of the proposed development and assist with reducing the overall impact of the buildings bulk and scale when viewed from the street. The applicant has tapered driveway to provide for a greater area for landscaping within the street setback and incorporates low lying shrubs and permeable paving. This would provide added landscaping amenity in addition to deep soil areas and would assist in water infiltration to support the health the adjoining verge tree;
- Canopy Coverage: In addition to the trees within the street setback, one Magnolia tree is provided to the rear of the site. This would contribute to the overall site achieving 16.5 percent canopy coverage at maturity. These plantings would assist in making an effective contribution to the occupant amenity and urban canopy on site and within the City more generally;
- On-Structure Landscaping: On-structure landscaping is provided to the northern façade and spans from the ground floor to second floor. This would assist in softening the appearance of the building façade and provide a visually pleasing outcome to this elevation when viewed from the public realm;
- Environmental Benefits: The proposed plantings and deep soil areas would contribute towards increased urban air quality and a sense of open space between the subject site and adjoining properties. This would make an effective contribution to the City's urban green canopy to assist in reducing the impact of the urban heat island effect; and
- Verge Tree: The existing mature Bottlebrush tree in the verge would remain. It is located centrally to the Joel Terrace boundary of the subject site. No further trees could be provided due to the location of the driveway and Western Power consumer pole within the verge.

Outdoor Living Area

The proposal provides a rear garden on the ground floor and a balcony on the second floor which both could be considered the outdoor living area.

Neither of these spaces would satisfy the deemed-to-comply standards of the R Codes relating to outdoor living areas. This is because rear garden is not directly accessible from the primary living space of the dwelling and the balcony does not meet the minimum area standards. Both the rear garden and the balcony have minimum dimension less than 4 metres.

Administration's assessment has been undertaken on the basis that the rear garden would be the outdoor living area as this is the larger of the two areas.

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

- Rear Garden Outdoor Living Area: The dwelling would be provided with 31.2 square metres open garden to the rear of the site that would provide space of a variety of outdoor leisure pursuits and activities. This garden area would accessible via an activity room on the ground floor which would allow it to be used in conjunction with the dwelling. This rear garden exceeds the minimum 16 square metre minimum outdoor living area standard under the R Codes;
- Additional Balcony: The development provides a 14.5 square metre balcony directly adjoining the primary living space of the dwelling. The balcony would be of sufficient size and dimension to be functional and usable for outdoor entertaining in conjunction with the primary living space of the dwelling;
- Orientation: The outdoor living area is oriented with an eastern and northern aspect and is uncovered, enabling adequate access to sunlight and ventilation into living spaces of the dwelling; and
- Landscaping: The outdoor living area would be co-located with deep soil areas and landscaping on the site.

Site Works

The subject site contains existing retaining walls to the northern and eastern boundaries that were established following subdivision approval. The application proposes two new retaining walls to the northern and southern boundary below 0.5 metres in height and one 0.9-metre-high retaining wall along the southern boundary which accommodates a staircase down towards the rear of the site. The application also proposes 0.7 metres of fill along the southern boundary side setback area that accommodates a pathway towards the staircase.

The proposed site works would satisfy the Design Principles of the R Codes for the following reasons:

- Response to Site: The site fill and retaining wall are located adjacent to the southern external wall of the ground floor guest bedroom and ensuite, which is contained to a small portion of the overall site. The proposed site fill would correspond with the finished levels of the southern dwelling which is respective of the natural ground levels and existing development levels on site. The retaining wall sits slightly higher than the finished levels of the southern dwelling and is required as a form of structural retaining for the proposed stairs. The finished floor levels provided across the remainder of site respond to the topography, and result in minimal excavation or fill across the site. This allows the development to appropriately respond to existing natural ground levels of adjoining properties;
- Visibility from the Street: The proposed retaining wall is below the street level and is not visible from the street; and
- Amenity Impact: The retaining wall and proposed fill would not adversely affect the adjoining property because it is located next to a side setback area which is not used as a habitable space. A portion of retaining wall that measures 0.9 metres in height would be visible from the alfresco area of the adjoining property, though it would primarily be obscured by the existing kitchen wall which would assist in reducing its visual impact.

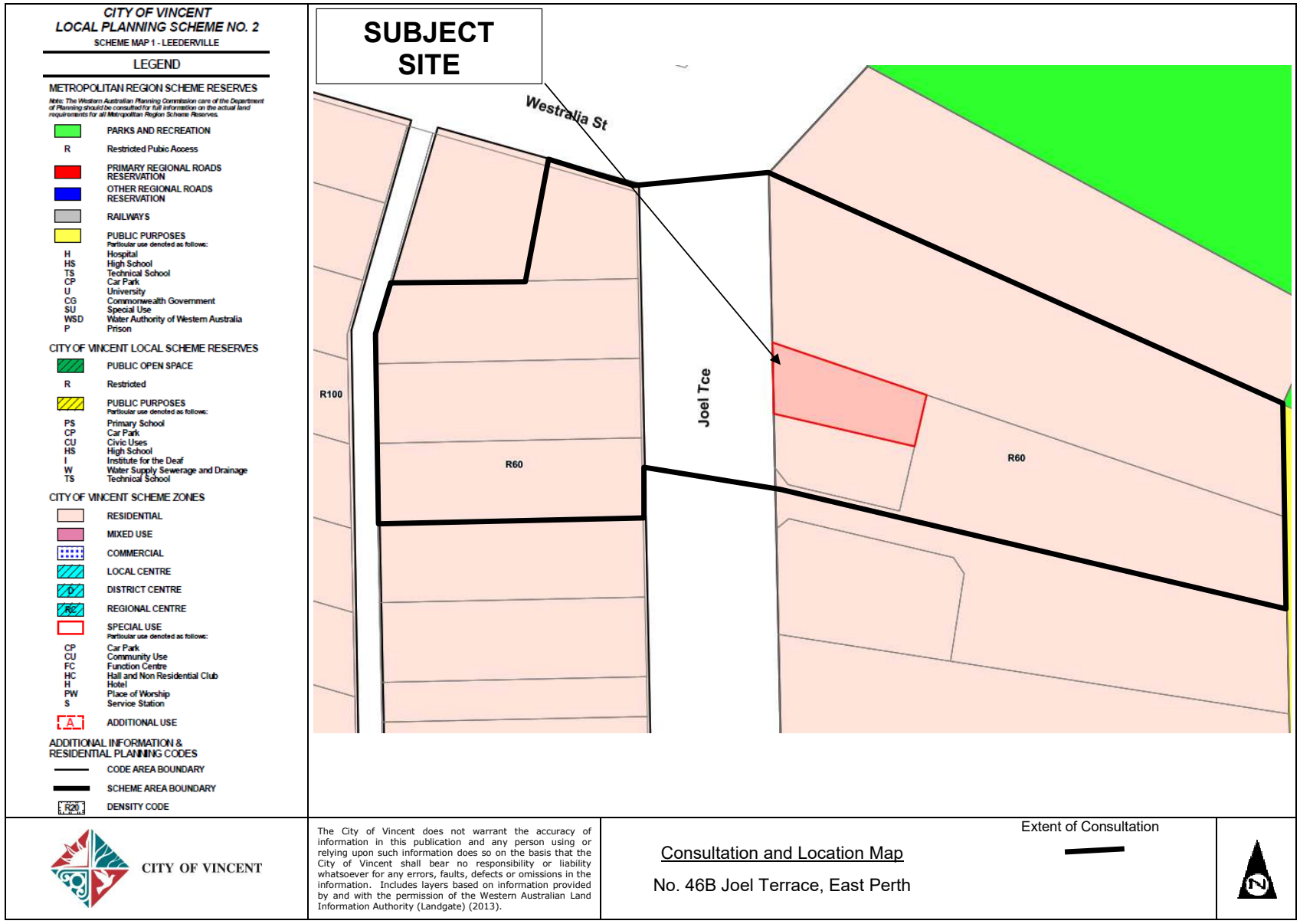
Environmentally Sustainable Design

Clause 5.11 of the Built Form Policy relating to environmentally sustainable design (ESD) sets out local housing objectives 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. This means that it does not have the same weight as other policy provisions.

The applicant has submitted a Life Cycle Assessment in support of the application. This is provided as **Attachment 9**. The acceptable outcomes state that life cycle assessments are to demonstrate 50 percent global warming potential and net fresh water use savings against Perth statistical average residences. The applicant's Sustainable Design Strategy demonstrates that the proposal would result in more than a 50 percent reduction in both global warming potential and net freshwater use.

In addition, the below built form, construction and site planning measures have been incorporated into the proposed development to improve energy and water efficiency on site in accordance with the Local Housing Objectives of the Built Form Policy:

- Provision of a 'Shale Grey' Colorbond roof with a solar absorptance rating of 0.44;
- Most tap fittings and toilets with minimum 4-star WELS rated;
- Solar panels to the roof; and
- EV charging facilities are provided on the ground floor level.


CITY OF VINCENT
LOCAL PLANNING SCHEME NO. 2
SCHEME MAP 1 - LEEDERVILLE
LEGEND
METROPOLITAN REGION SCHEME RESERVES
Note: The Western Australian Planning Commission care of the Department of Planning should be consulted for full information on the actual land requirements for all Metropolitan Region Scheme Reserves.
PARKS AND RECREATION
R Restricted Pubic Access
PRIMARY REGIONAL ROADS RESERVATION
OTHER REGIONAL ROADS RESERVATION
RAILWAYS
PUBLIC PURPOSES
Particular use denoted as follows:
H Hospital
HS High School
TS Technical School
CP Car Park
U University
CG Commonwealth Government
SU Special Use
WSD Water Authority of Western Australia
P Prison
CITY OF VINCENT LOCAL SCHEME RESERVES
PUBLIC OPEN SPACE
R Restricted
PUBLIC PURPOSES
Particular use denoted as follows:
PS Primary School
CP Car Park
CU Civic Uses
HS High School
I Institute for the Deaf
W Water Supply Sewerage and Drainage
TS Technical School
CITY OF VINCENT SCHEME ZONES
RESIDENTIAL
MIXED USE
COMMERCIAL
LOCAL CENTRE
DISTRICT CENTRE
REGIONAL CENTRE
SPECIAL USE
Particular use denoted as follows:
CP Car Park
CU Community Use
FC Function Centre
HC Hall and Non Residential Club
H Hotel
PW Place of Worship
S Service Station
A ADDITIONAL USE
ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES
CODE AREA BOUNDARY
SCHEME AREA BOUNDARY
R20 DENSITY CODE
SUBJECT SITE
Westralia St
Joel Tce
R100
R60
R60
CITY OF VINCENT
The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Includes layers based on information provided by and with the permission of the Western Australian Land Information Authority (Landgate) (2013).
Consultation and Location Map
No. 46B Joel Terrace, East Perth
Extent of Consultation
N

CITY OF VINCENT

The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Includes layers based on information provided by and with the permission of the Western Australian Land Information Authority (Landgate) (2013).

No. 46B Joel Terrace, East Perth

CITY OF VINCENT
RECEIVED
29 September 2023

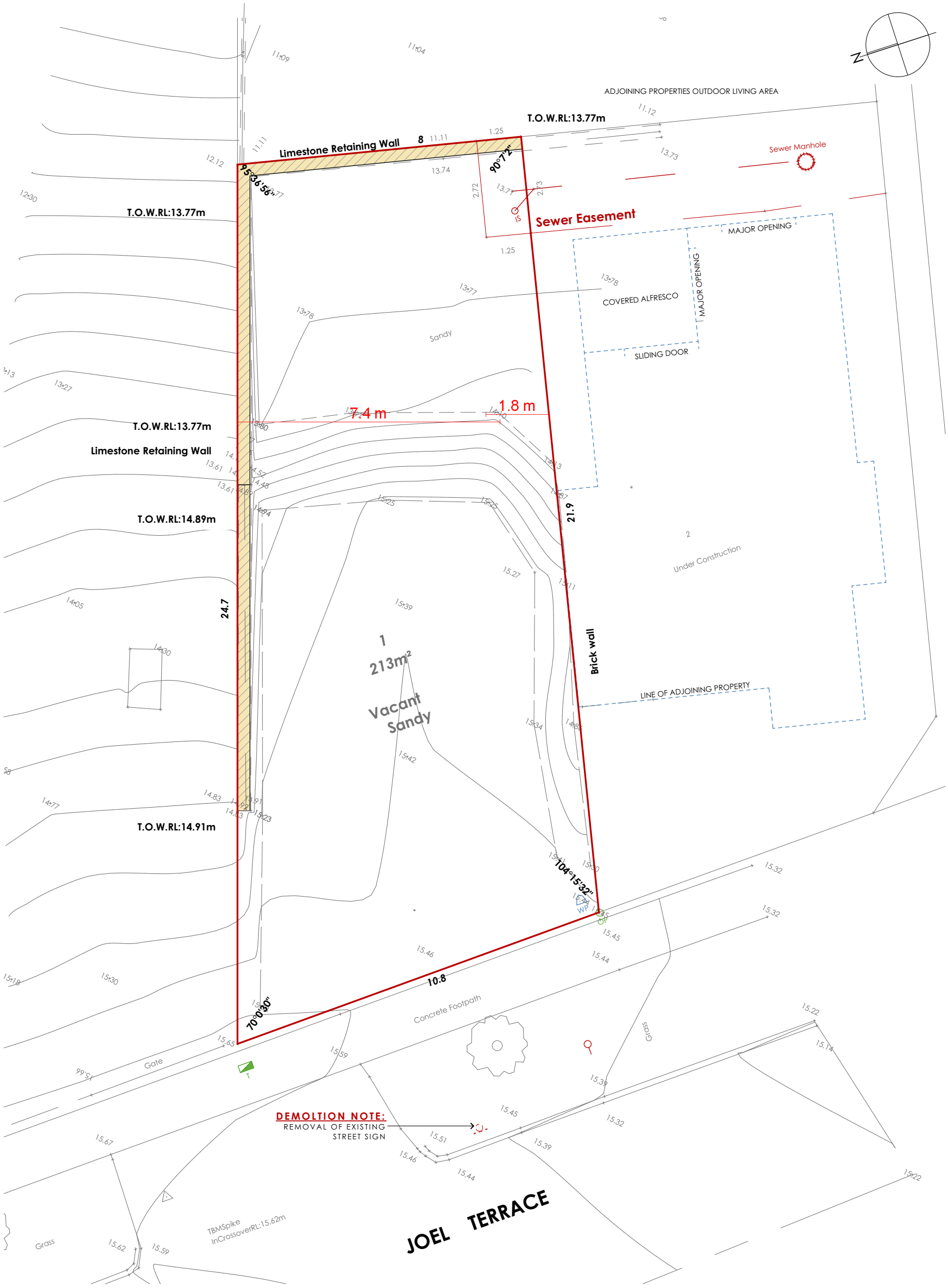
PERSPECTIVE
(FOR ILLUSTRATIVE PURPOSES ONLY)

LOCALITY: City of Vincent	REV:	BY:	DATE:	AMENDMENTS:	PERSPECTIVE		
CLIENT NAME:	1	J.T.	29/03/23	PLANNING DRAWINGS			
Mr P. & Mrs M. Dalwood	2	J.T.	27/06/23	PLANNING AMMENDMANTS	JOB No: 2204JOE	DATE: 29/02/2023	DRAWN: Julian
	3	J.T.	08/08/23	PLANNING AMMENDMANTS			
ADDRESS:	4	J.T.	21/08/23	PLANNING AMMENDMANTS	SHEET No:		REV:
LOT 1 (No.46b) Joel Terrace, East Perth	5	J.T.	20/09/23	PLANNING AMMENDMANTS	**A.01** OF **15**		**PL06**
	6	J.T.	28/09/23	PLANNING AMMENDMANTS			

STREETSCAPE PERSPECTIVE
(FOR ILLUSTRATIVE PURPOSES ONLY)

STREETSCAPE PERSPECTIVE
(FOR ILLUSTRATIVE PURPOSES ONLY)

	LOCALITY: City of Vincent	REV:	BY:	DATE:	AMENDMENTS:	**STREETSCAPE PERSPECTIVES**
	CLIENT NAME: **Mr P. & Mrs M. Dalwood**	1	J.T.	29/03/23	PLANNING DRAWINGS	JOB No: 2204JOE / DATE: 29/02/2023 / DRAWN: Julian
		2	J.T.	27/06/23	PLANNING AMMENDMANTS	
		3	J.T.	08/08/23	PLANNING AMMENDMANTS	
	ADDRESS: **LOT 1 (No.46b) Joel Terrace, East Perth**	4	J.T.	21/08/23	PLANNING AMMENDMANTS	SHEET No: **A.02** OF **15** / REV: **PL06**
		5	J.T.	20/09/23	PLANNING AMMENDMANTS	
		6	J.T.	28/09/23	PLANNING AMMENDMANTS	

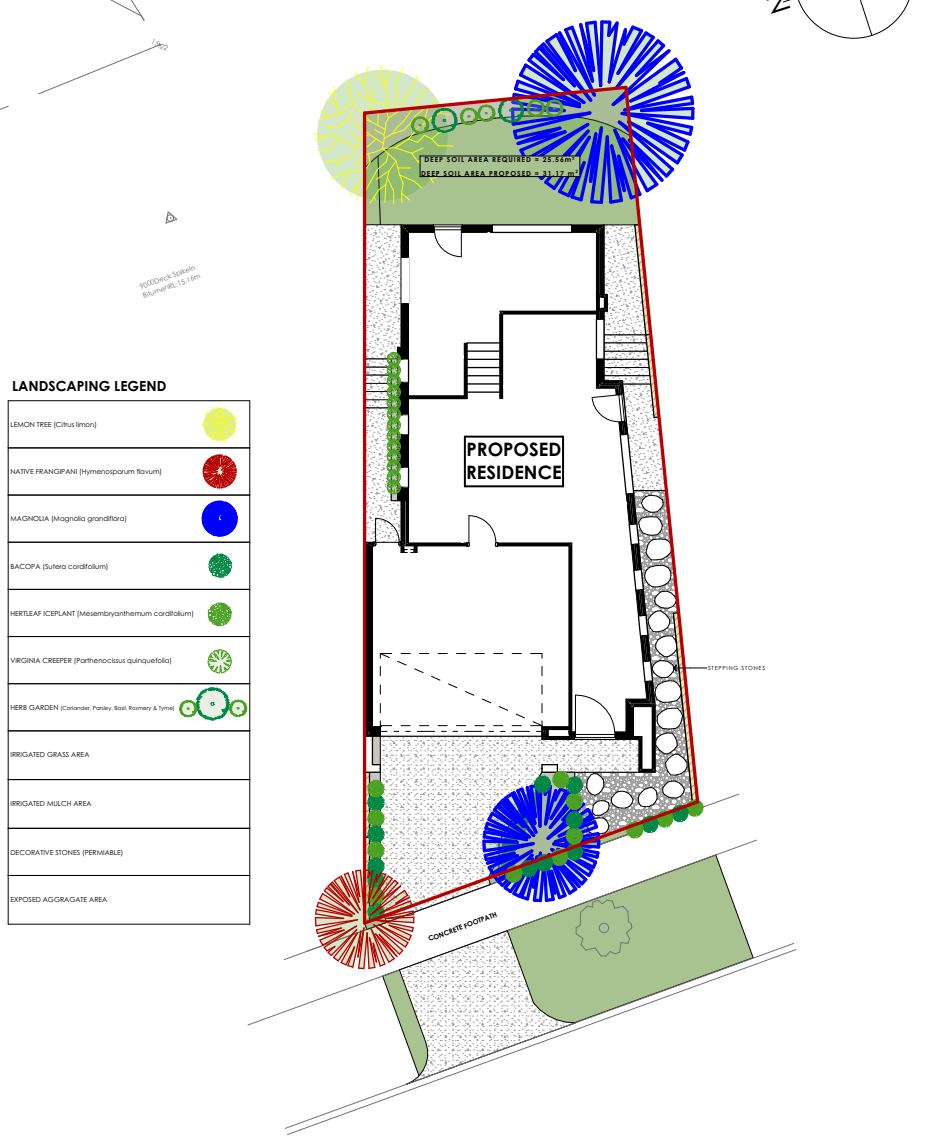


SITE - EXISTING PLAN

1:100

	LOCALITY: City of Vincent	REV:	BY:	DATE:	AMENDMENTS:	EXISTING SITE PLAN		
	CLIENT NAME: **Mr P. & Mrs M. Dalwood**	1	J.T.	29/03/23	PLANNING DRAWINGS	JOB No: 2204JOE	DATE: 29/02/2023	DRAWN: Julian
		2	J.T.	27/06/23	PLANNING AMMENDMANTS			
		3	J.T.	08/08/23	PLANNING AMMENDMANTS			
	ADDRESS: **LOT 1 (No.46b) Joel Terrace, East Perth**	4	J.T.	21/08/23	PLANNING AMMENDMANTS	SHEET No: **A.03** OF **15**		REV: **PL06**
		5	J.T.	20/09/23	PLANNING AMMENDMANTS			
		6	J.T.	28/09/23	PLANNING AMMENDMANTS			

SITE - PROPOSED PLAN
1:200

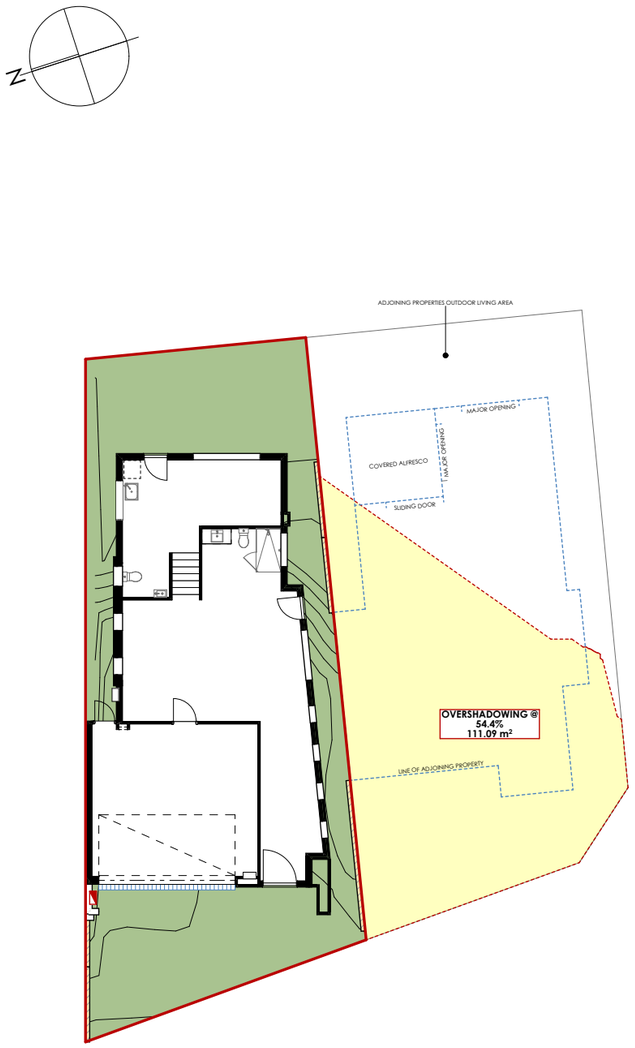


LANDSCAPING LEGEND

LEMON TREE (Citrus limon)
NATIVE FRANGIPANI (Hymenosporum flavum)
MAGNOLIA (Magnolia grandiflora)
BACOPA (Sutera cordifolium)
HERTLEAF ICEPLANT (Mesembryanthemum cordifolium)
VIRGINIA CREEPER (Parthenocissus quinquefolia)
HERB GARDEN (Coriander, Parsley, Basil, Rosmery & Tyme)
IRRIGATED GRASS AREA
IRRIGATED MULCH AREA
DECORATIVE STONES (PERMIABLE)
EXPOSED AGGRAGATE AREA

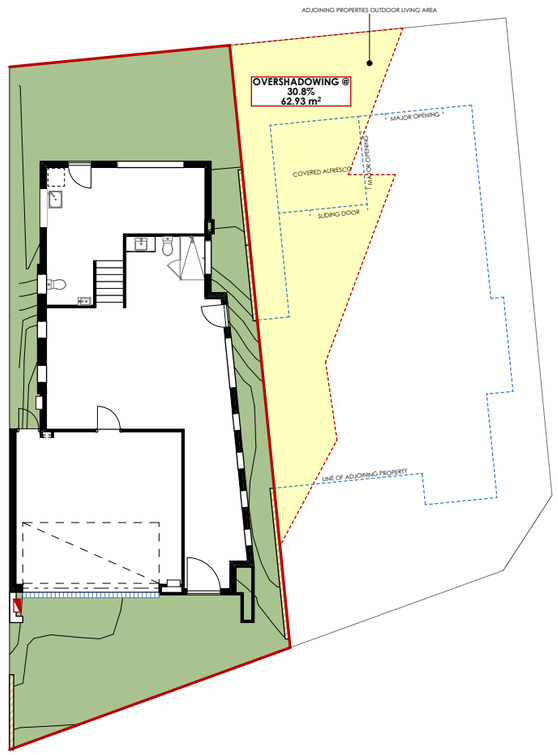
SITE - LANDSCAPING PLAN
1:200

LOCALITY: City of Vincent	REV:	BY:	DATE:	AMENDMENTS:	SITE PLANS		
CLIENT NAME: **Mr P. & Mrs M. Dalwood**	1	J.T.	29/03/23	PLANNING DRAWINGS	JOB No: 2204JOE	DATE: 29/02/2023	DRAWN: Julian
	2	J.T.	27/06/23	PLANNING AMMENDMANTS			
	3	J.T.	08/08/23	PLANNING AMMENDMANTS			
	4	J.T.	21/08/23	PLANNING AMMENDMANTS			
ADDRESS: **LOT 1 (No.46b) Joel Terrace, East Perth**	5	J.T.	20/09/23	PLANNING AMMENDMANTS	SHEET No: **A.04** OF **15**		REV: **PL06**
	6	J.T.	28/09/23	PLANNING AMMENDMANTS			



WINTER SOLSTICE OVERSHADOWING - 9AM

WINTER SOLSTICE OVERSHADOWING - 12PM



WINTER SOLSTICE OVERSHADOWING - 3PM

SITE - OVERSHADOWING
1:200

LOCALITY: City of Vincent	REV:	BY:	DATE:	AMENDMENTS:
CLIENT NAME:	1	J.T.	29/03/23	PLANNING DRAWINGS
Mr P. & Mrs M. Dalwood	2	J.T.	27/06/23	PLANNING AMMENDMANTS
	3	J.T.	08/08/23	PLANNING AMMENDMANTS
ADDRESS:	4	J.T.	21/08/23	PLANNING AMMENDMANTS
LOT 1 (No.46b) Joel Terrace, East Perth	5	J.T.	20/09/23	PLANNING AMMENDMANTS
	6	J.T.	28/09/23	PLANNING AMMENDMANTS

OVER SHADOWING DIAGRAMS (WINTER)

JOB No:	DATE:	DRAWN:
2204JOE	29/02/2023	Julian
SHEET No:		REV:
A.05 OF **15**		**PL06**

SUMMER SOLSTICE OVERSHADOWING - 9AM

SUMMER SOLSTICE OVERSHADOWING - 12PM

SUMMER SOLSTICE OVERSHADOWING - 3PM

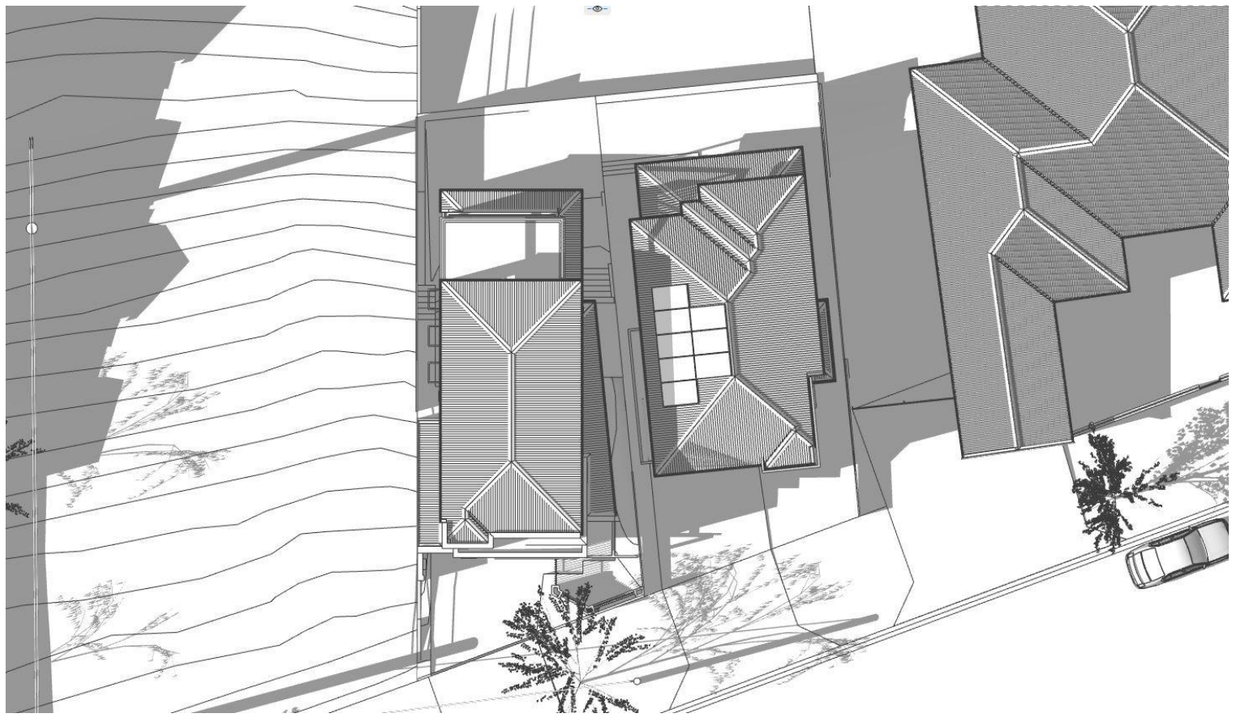
SITE - OVERSHADOWING
1:200

LOCALITY: City of Vincent	REV:	BY:	DATE:	AMENDMENTS:
CLIENT NAME:	1	J.T.	29/03/23	PLANNING DRAWINGS
Mr P. & Mrs M. Dalwood	2	J.T.	27/06/23	PLANNING AMMENDMANTS
	3	J.T.	08/08/23	PLANNING AMMENDMANTS
ADDRESS:	4	J.T.	21/08/23	PLANNING AMMENDMANTS
LOT 1 (No.46b) Joel Terrace, East Perth	5	J.T.	20/09/23	PLANNING AMMENDMANTS
	6	J.T.	28/09/23	PLANNING AMMENDMANTS

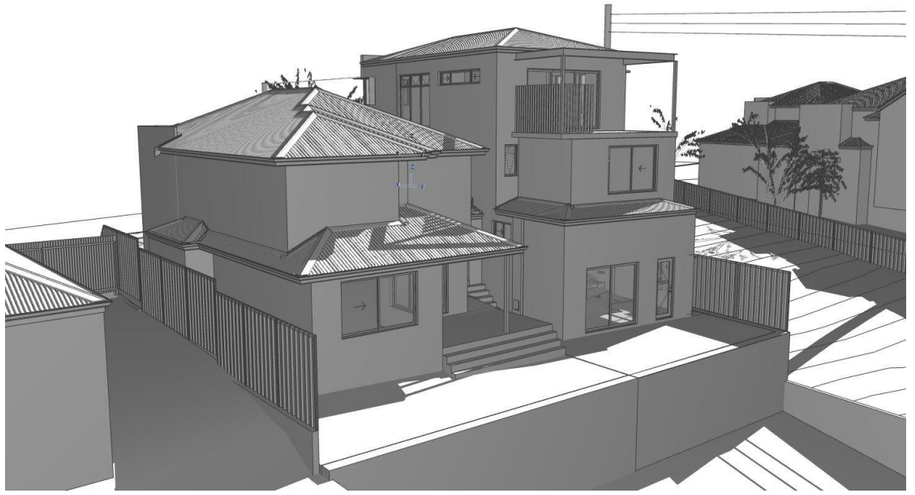
OVER SHADOWING DIAGRAMS (SUMMER)

JOB No:	DATE:	DRAWN:
2204JOE	29/02/2023	Julian

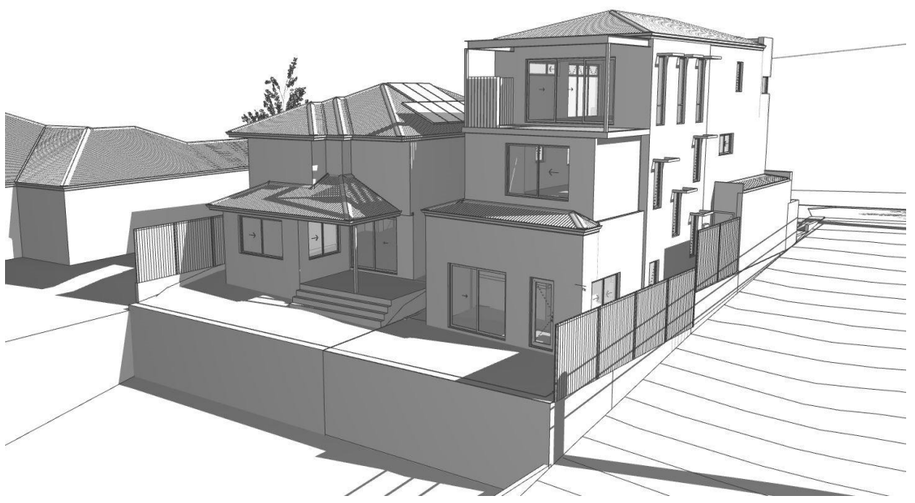
SHEET No: A.06 OF 15 REV: PL06



OVERSHADOWING PERSPECTIVE 1
WINTER SOLSTICE - 12PM



OVERSHADOWING PERSPECTIVE 2
WINTER SOLSTICE - 12PM

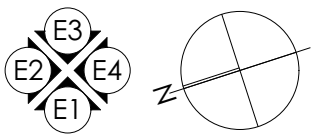


OVERSHADOWING PERSPECTIVE 3
WINTER SOLSTICE - 12PM

LOCALITY: City of Vincent	REV:	BY:	DATE:	AMENDMENTS:	OVER SHADOWING PERSPECTIVE		
CLIENT NAME:	1	J.T.	29/03/23	PLANNING DRAWINGS	JOB No:	DATE:	DRAWN:
Mr P. & Mrs M. Dalwood	2	J.T.	27/06/23	PLANNING AMMENDMANTS	2204JOE	29/02/2023	Julian
	3	J.T.	08/08/23	PLANNING AMMENDMANTS			
ADDRESS:	4	J.T.	21/08/23	PLANNING AMMENDMANTS	SHEET No:		REV:
LOT 1 (No.46b) Joel Terrace, East Perth	5	J.T.	20/09/23	PLANNING AMMENDMANTS	**A.07** OF **15**		**PL06**
	6	J.T.	28/09/23	PLANNING AMMENDMANTS			

AREAS

FIRST FLOOR	76.21m²
GARAGE	35.98m²
PORCH	2.79m²
GROUND FLOOR TOTAL	**114.97m²**
SECOND FLOOR TOTAL	**88.91m²**
THIRD FLOOR	70.66m²
BALCONY	14.76m²
THIRD FLOOR TOTAL	**85.42m²**
GRAND TOTAL	**289.3m²**
FIRST FLOOR PERIM.	**47.61m**
SECOND FLOOR PERIM.	**42.56m**
THIRD FLOOR PERIM.	**35.70m**

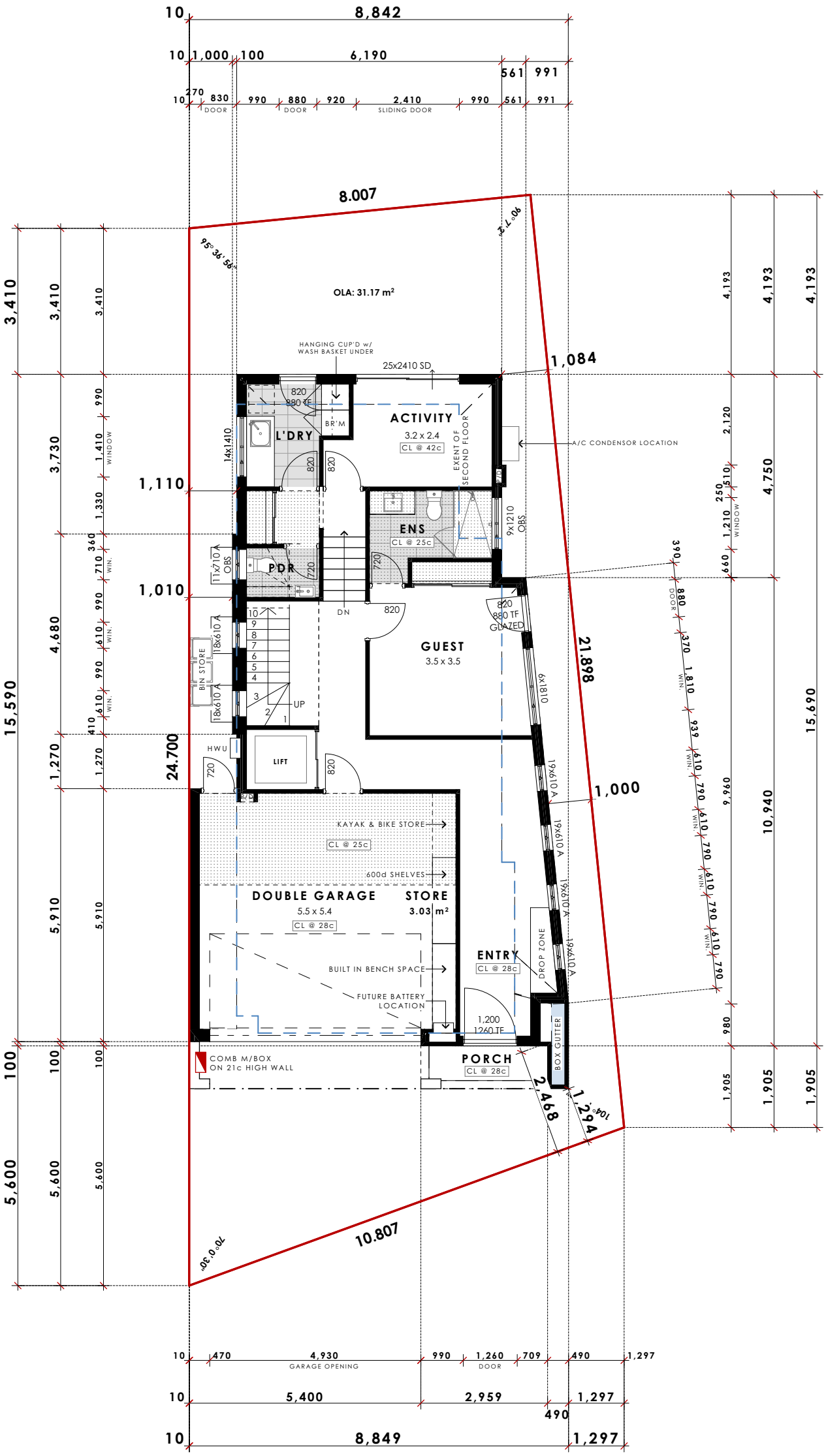


LOCALITY
City of Vincent

Planning Required	**Yes**

OPEN SPACE (PART 5.1.4)

Zoning	**R60**
Site area	213m²
Site cover permitted	60% / 127.8m²
Site cover area	113.27m²
Site coverage	**53.1%**



FIRST FLOOR PLAN
1:100

LOCALITY: City of Vincent	REV:	BY:	DATE:	AMENDMENTS:
CLIENT NAME: **Mr P. & Mrs M. Dalwood**	1	J.T.	29/03/23	PLANNING DRAWINGS
	2	J.T.	27/06/23	PLANNING AMMENDMANTS
	3	J.T.	08/08/23	PLANNING AMMENDMANTS
ADDRESS: **LOT 1 (No.46b) Joel Terrace, East Perth**	4	J.T.	21/08/23	PLANNING AMMENDMANTS
	5	J.T.	20/09/23	PLANNING AMMENDMANTS
	6	J.T.	28/09/23	PLANNING AMMENDMANTS

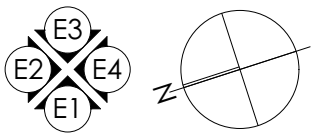
FIRST FLOOR PLAN

JOB No:	DATE:	DRAWN:
2204JOE	29/02/2023	Julian

SHEET No: **A.08** OF **15** REV: **PL06**

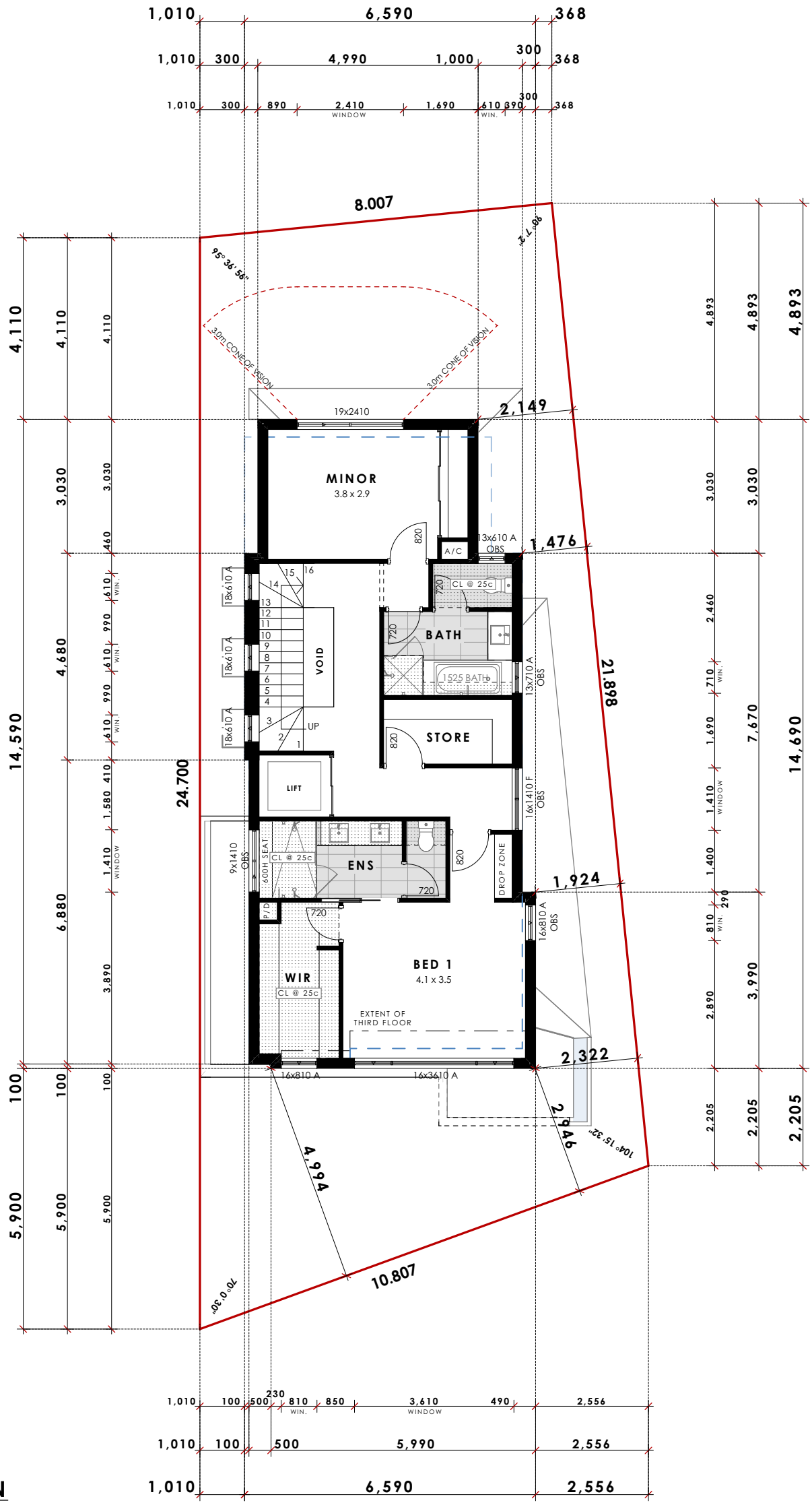
AREAS

FIRST FLOOR	76.21m²
GARAGE	35.98m²
PORCH	2.79m²
GROUND FLOOR TOTAL	**114.97m²**
SECOND FLOOR TOTAL	**88.91m²**
THIRD FLOOR	70.66m²
BALCONY	14.76m²
THIRD FLOOR TOTAL	**85.42m²**
GRAND TOTAL	**289.3m²**
FIRST FLOOR PERIM.	**47.61m**
SECOND FLOOR PERIM.	**42.56m**
THIRD FLOOR PERIM.	**35.70m**



LOCALITY
City of Vincent

Planning Required	**Yes**
OPEN SPACE (PART 5.1.4)	
Zoning	**R60**
Site area	213m²
Site cover permitted	60% / 127.8m²
Site cover area	113.27m²
Site coverage	**53.1%**



SECOND FLOOR PLAN
1:100

LOCALITY: City of Vincent	REV:	BY:	DATE:	AMENDMENTS:
CLIENT NAME: **Mr P. & Mrs M. Dalwood**	1	J.T.	29/03/23	PLANNING DRAWINGS
	2	J.T.	27/06/23	PLANNING AMMENDMANTS
	3	J.T.	08/08/23	PLANNING AMMENDMANTS
	4	J.T.	21/08/23	PLANNING AMMENDMANTS
ADDRESS: **LOT 1 (No.46b) Joel Terrace, East Perth**	5	J.T.	20/09/23	PLANNING AMMENDMANTS
	6	J.T.	28/09/23	PLANNING AMMENDMANTS

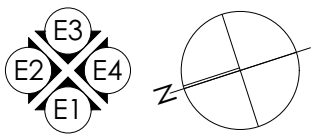
SECOND FLOOR PLAN

JOB No:	DATE:	DRAWN:
2204JOE	29/02/2023	Julian

SHEET No: **A.09** OF **15** REV: **PL06**

AREAS

FIRST FLOOR	76.21m²
GARAGE	35.98m²
PORCH	2.79m²
GROUND FLOOR TOTAL	**114.97m²**
SECOND FLOOR TOTAL	**88.91m²**
THIRD FLOOR	70.66m²
BALCONY	14.76m²
THIRD FLOOR TOTAL	**85.42m²**
GRAND TOTAL	**289.3m²**
FIRST FLOOR PERIM.	**47.61m**
SECOND FLOOR PERIM.	**42.56m**
THIRD FLOOR PERIM.	**35.70m**

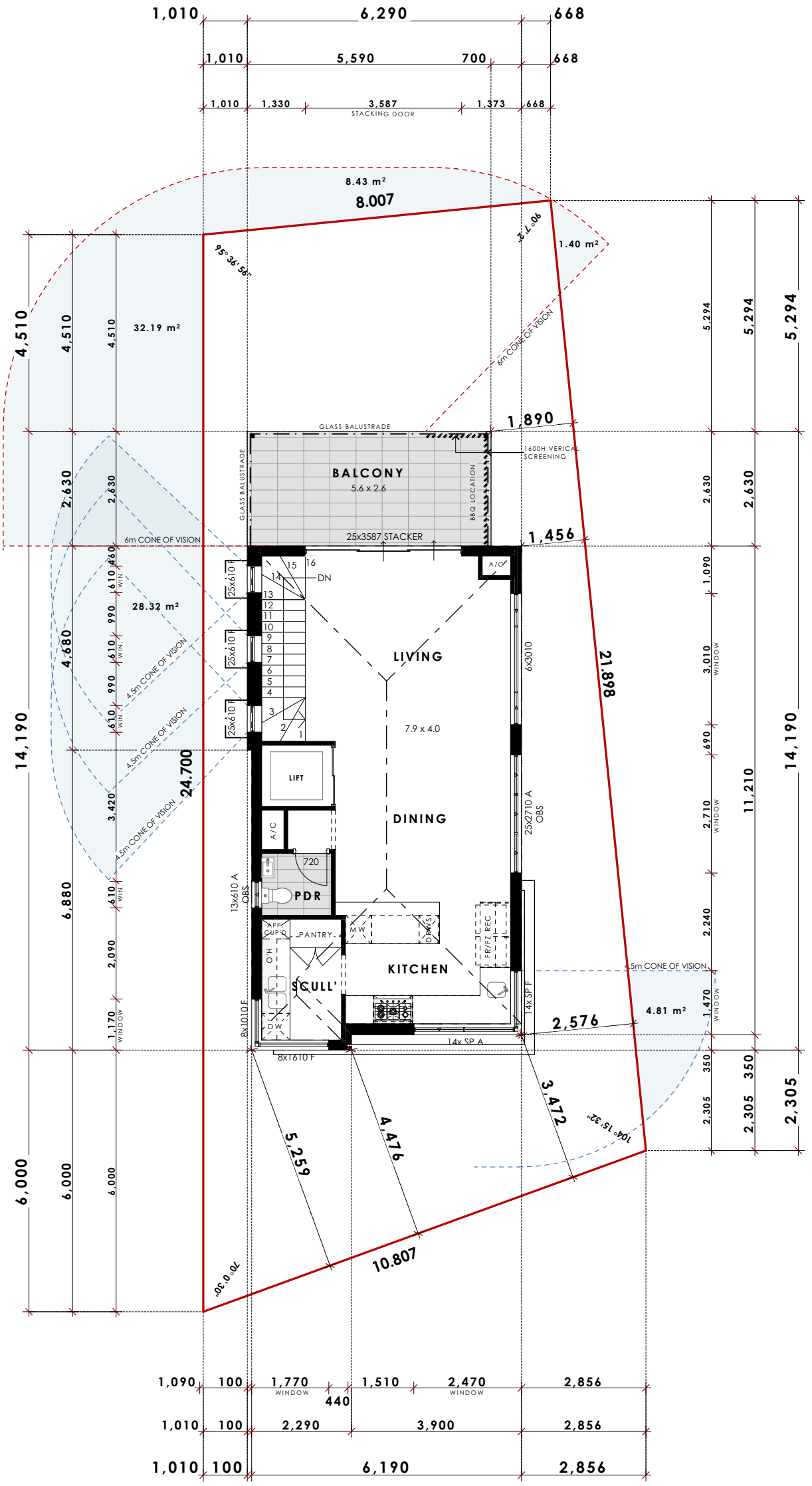


LOCALITY
City of Vincent

Planning Required Yes

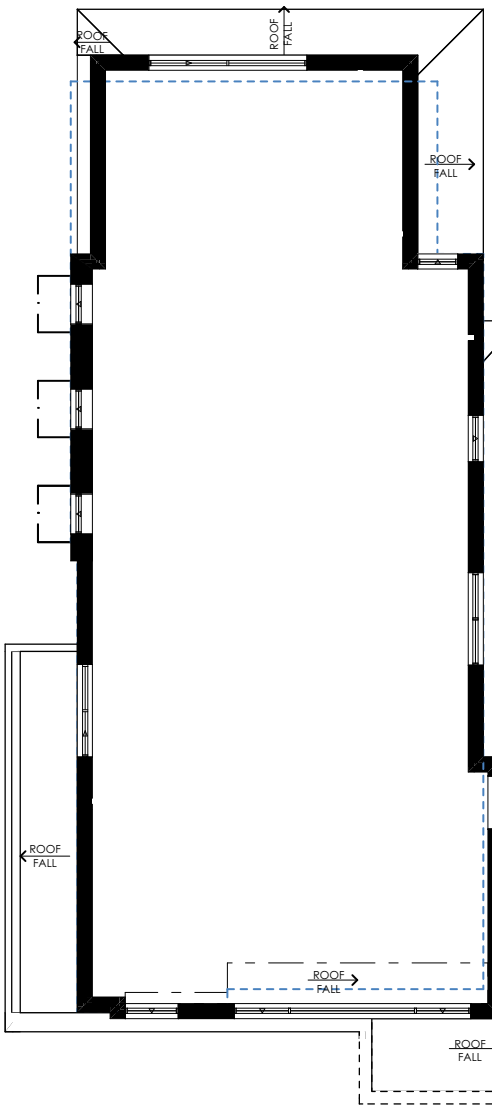
OPEN SPACE (PART 5.1.4)

Zoning	R60
Site area	213m²
Site cover permitted	60% / 127.8m²
Site cover area	113.27m²
Site coverage	**53.1%**

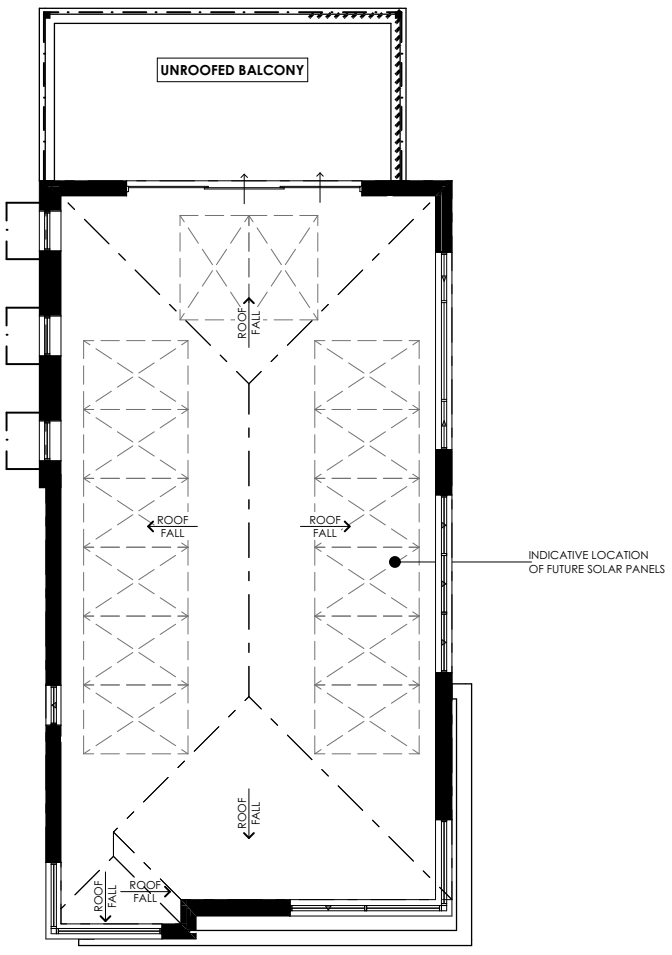


THIRD FLOOR PLAN
1:100

LOCALITY: City of Vincent	REV:	BY:	DATE:	AMENDMENTS:	**THIRD FLOOR PLAN**	
CLIENT NAME: **Mr P. & Mrs M. Dalwood**	1	J.T.	29/03/23	PLANNING DRAWINGS	JOB No: 2204JOE	DATE: 29/02/2023 / DRAWN: Julian
	2	J.T.	27/06/23	PLANNING AMMENDMANTS		
	3	J.T.	08/08/23	PLANNING AMMENDMANTS		
ADDRESS: **LOT 1 (No.46b) Joel Terrace, East Perth**	4	J.T.	21/08/23	PLANNING AMMENDMANTS	SHEET No: **A.10 OF 15**	REV: **PL06**
	5	J.T.	20/09/23	PLANNING AMMENDMANTS		
	6	J.T.	28/09/23	PLANNING AMMENDMANTS		



SECOND FLOOR ROOF PLAN
1:100

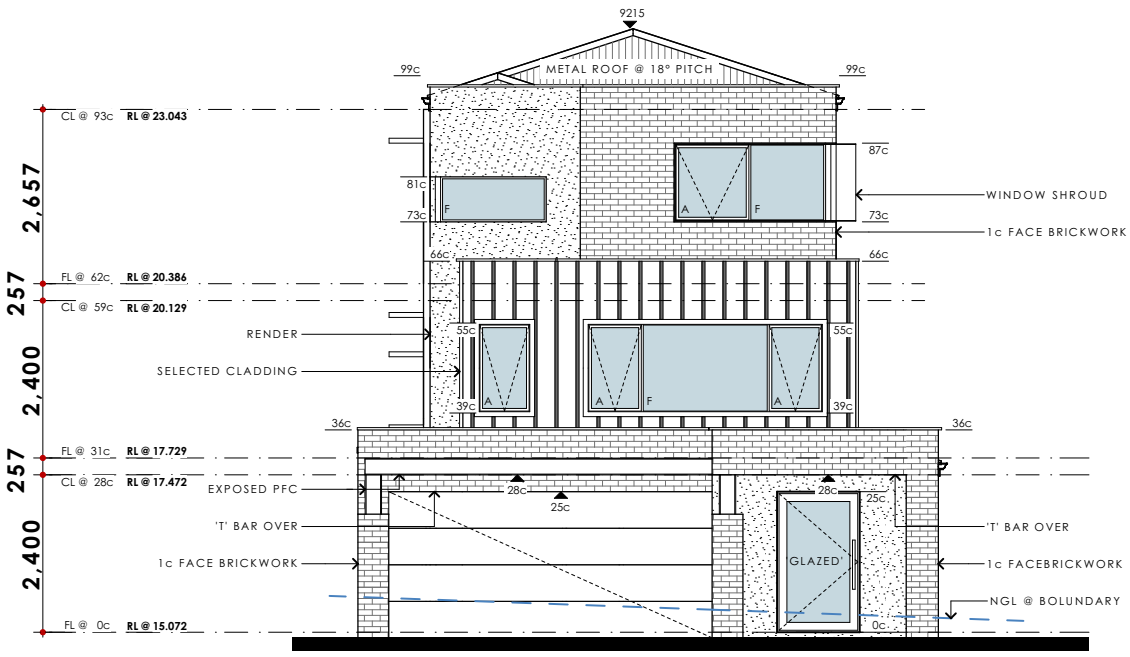


THIRD FLOOR ROOF PLAN
1:100

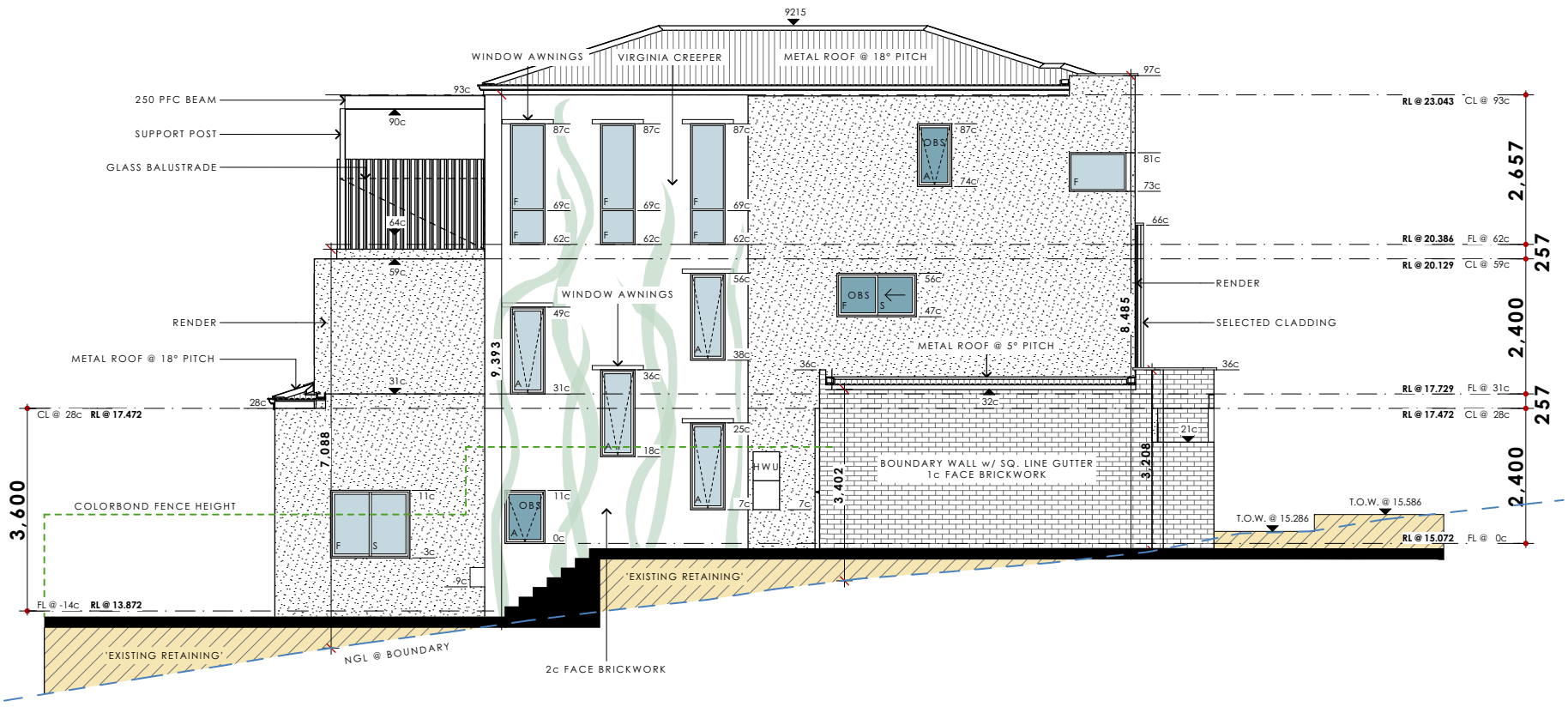
LOCALITY: City of Vincent	REV:	BY:	DATE:	AMENDMENTS:	ROOF PLANS		
CLIENT NAME: **Mr P. & Mrs M. Dalwood**	1	J.T.	29/03/23	PLANNING DRAWINGS	JOB No: 2204JOE	DATE: 29/02/2023	DRAWN: Julian
	2	J.T.	27/06/23	PLANNING AMMENDMANTS			
	3	J.T.	08/08/23	PLANNING AMMENDMANTS			
ADDRESS: **LOT 1 (No.46b) Joel Terrace, East Perth**	4	J.T.	21/08/23	PLANNING AMMENDMANTS	SHEET No: **A.11** OF **15**		REV: **PL06**
	5	J.T.	20/09/23	PLANNING AMMENDMANTS			
	6	J.T.	28/09/23	PLANNING AMMENDMANTS			

COLOURS & MATERIALS LEGEND

TRIMDECK CLADDING	
RENDER (LEXICON HALF)	
RECYCLED 1c FACE BRICKWORK	
RED 2c FACE BRICKWORK	



ELEVATION 1
1:100



ELEVATION 2
1:100

LOCALITY: City of Vincent	REV:	BY:	DATE:	AMENDMENTS:
CLIENT NAME: **Mr P. & Mrs M. Dalwood**	1	J.T.	29/03/23	PLANNING DRAWINGS
	2	J.T.	27/06/23	PLANNING AMMENDMANTS
	3	J.T.	08/08/23	PLANNING AMMENDMANTS
ADDRESS: **LOT 1 (No.46b) Joel Terrace, East Perth**	4	J.T.	21/08/23	PLANNING AMMENDMANTS
	5	J.T.	20/09/23	PLANNING AMMENDMANTS
	6	J.T.	28/09/23	PLANNING AMMENDMANTS

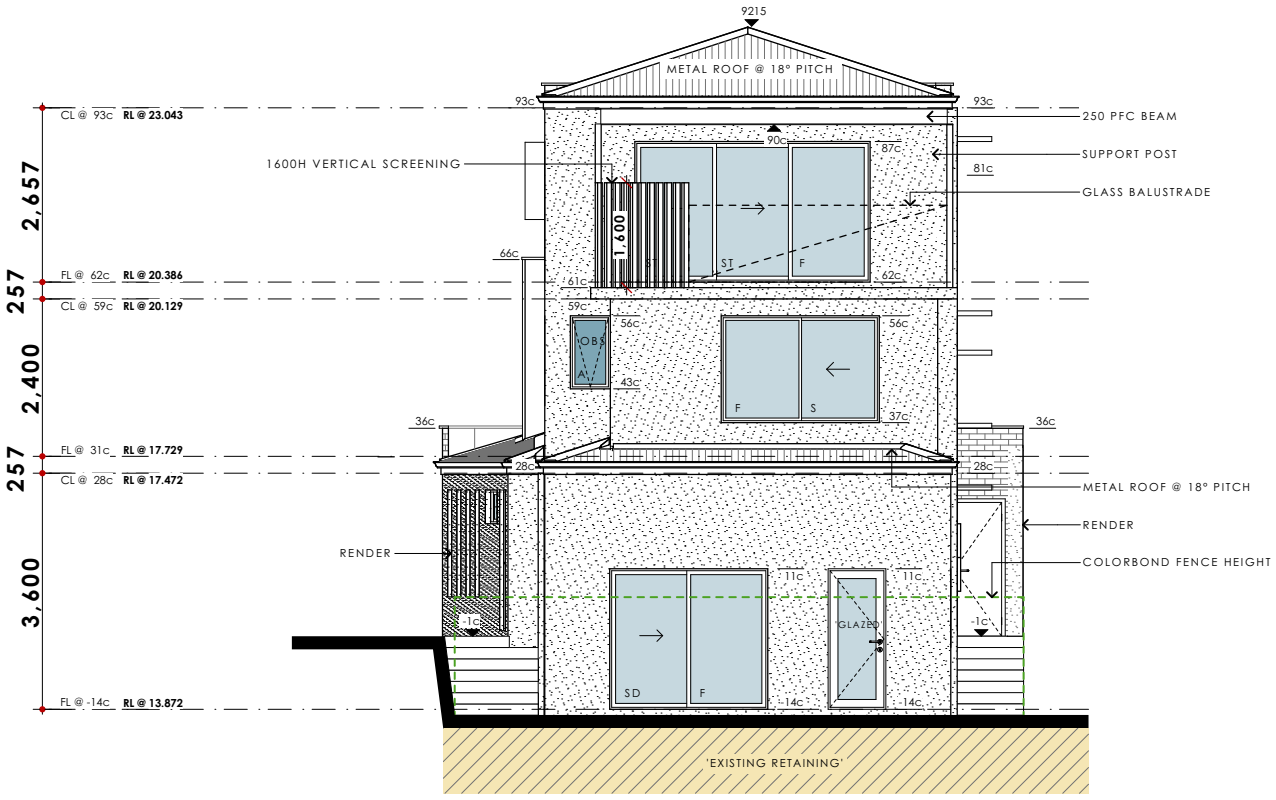
ELEVATIONS 1

JOB No:	DATE:	DRAWN:
2204JOE	29/02/2023	Julian

SHEET No: **A.12** OF **15** REV: **PL06**

COLOURS & MATERIALS LEGEND

TRIMDECK CLADDING	
RENDER (LEXICON HALF)	
RECYCLED 1c FACE BRICKWORK	
RED 2c FACE BRICKWORK	



ELEVATION 3
1:100

ELEVATION 4
1:100

LOCALITY: City of Vincent	REV:	BY:	DATE:	AMENDMENTS:
CLIENT NAME: **Mr P. & Mrs M. Dalwood**	1	J.T.	29/03/23	PLANNING DRAWINGS
	2	J.T.	27/06/23	PLANNING AMMENDMANTS
	3	J.T.	08/08/23	PLANNING AMMENDMANTS
ADDRESS: **LOT 1 (No.46b) Joel Terrace, East Perth**	4	J.T.	21/08/23	PLANNING AMMENDMANTS
	5	J.T.	20/09/23	PLANNING AMMENDMANTS
	6	J.T.	28/09/23	PLANNING AMMENDMANTS

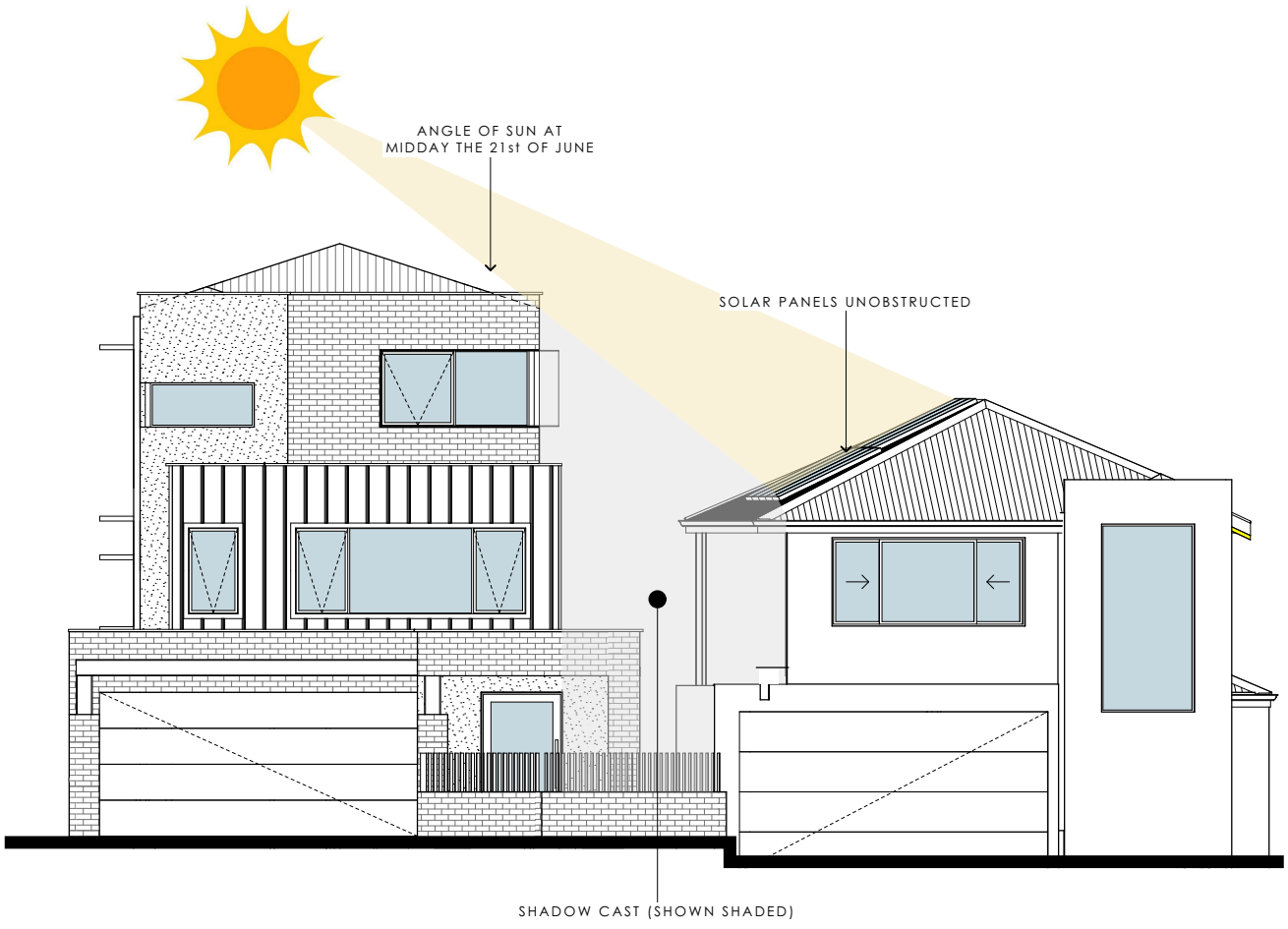
ELEVATIONS 2

JOB No:	DATE:	DRAWN:
2204JOE	29/02/2023	Julian

SHEET No: **A.13** OF **15** REV: **PL06**

COLOURS & MATERIALS LEGEND

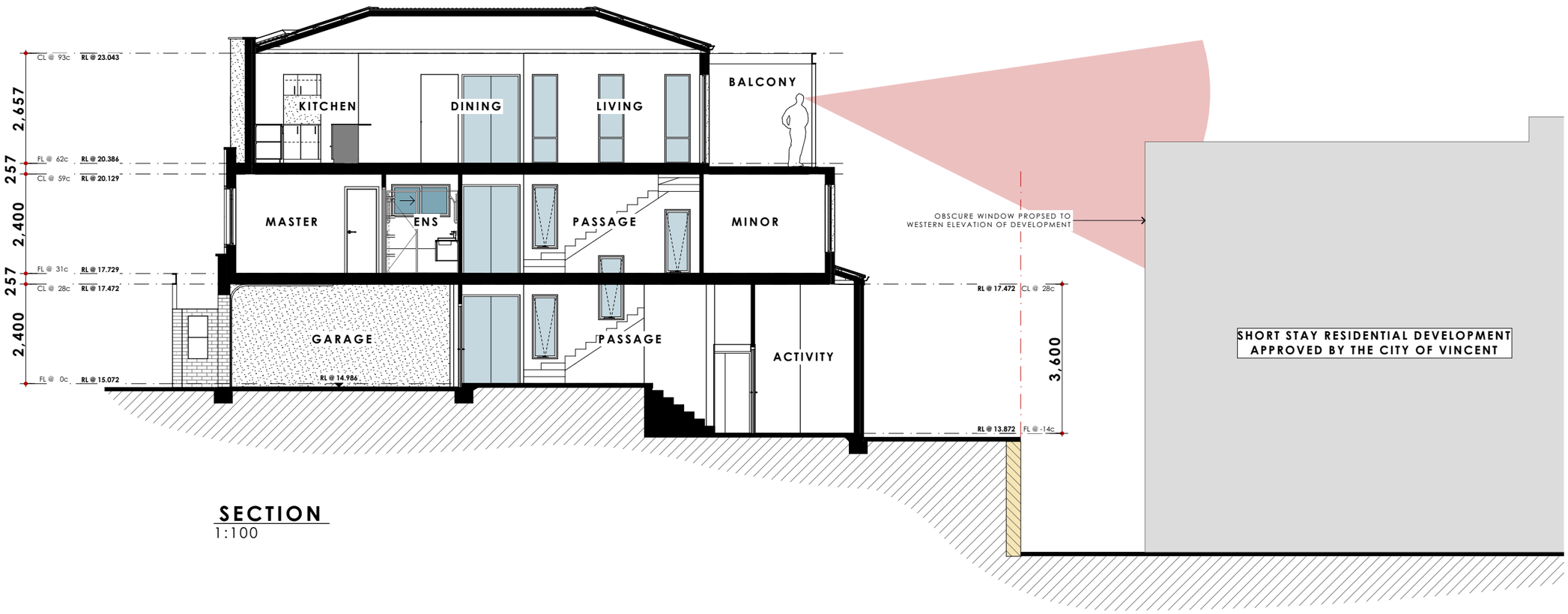
TRIMDECK CLADDING	
RENDER (LEXICON HALF)	
RECYCLED 1c FACE BRICKWORK	
RED 2c FACE BRICKWORK	



OVERSHADOWING ELEVATION

1:100

	LOCALITY: City of Vincent	REV:	BY:	DATE:	AMENDMENTS:	ELEVATIONS 3		
	CLIENT NAME: **Mr P. & Mrs M. Dalwood**	1	J.T.	29/03/23	PLANNING DRAWINGS	JOB No: 2204JOE	DATE: 29/02/2023	DRAWN: Julian
		2	J.T.	27/06/23	PLANNING AMMENDMANTS			
		3	J.T.	08/08/23	PLANNING AMMENDMANTS			
	ADDRESS: **LOT 1 (No.46b) Joel Terrace, East Perth**	4	J.T.	21/08/23	PLANNING AMMENDMANTS	SHEET No: **A.14** OF **15**		REV: **PL06**
		5	J.T.	20/09/23	PLANNING AMMENDMANTS			
		6	J.T.	28/09/23	PLANNING AMMENDMANTS			



SECTION
1:100

LOCALITY: City of Vincent	REV:	BY:	DATE:	AMENDMENTS:	**SECTION**	
CLIENT NAME: **Mr P. & Mrs M. Dalwood**	1	J.T.	29/03/23	PLANNING DRAWINGS	JOB No: 2204JOE	DATE: 29/02/2023 / DRAWN: Julian
	2	J.T.	27/06/23	PLANNING AMMENDMANTS		
	3	J.T.	08/08/23	PLANNING AMMENDMANTS		
ADDRESS: **LOT 1 (No.46b) Joel Terrace, East Perth**	4	J.T.	21/08/23	PLANNING AMMENDMANTS	SHEET No: **A.15** OF **15**	REV: **PL06**
	5	J.T.	20/09/23	PLANNING AMMENDMANTS		
	6	J.T.	28/09/23	PLANNING AMMENDMANTS		

Summary of Submissions:

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

Comments Received in Support:	Administration Comment:
General Comments • The majority of overshadowing falls to the roof of the adjoining property and shouldn't impact solar access. • The setbacks, landscaping and tree canopies will not result in adverse impacts to the adjoining properties.	Noted.

Comments Received in Objection:	Administration Comment:
General Comments • The development is too large for the site resulting in adverse impacts to the surrounding properties. • The development proposes a number of R-Code and Built Form Policy departures which will set a negative precedence for future applications. • The proponent should further refine the house design to adhere to the R-Codes and design principles detailed within the submission form.	• Applications for development approval need to demonstrate that the proposal achieves the requirements of each design element of the R-Codes through either of the following pathways: 1. Deemed-to-comply – Deemed-to-comply provisions provide a straightforward means for the development proposal to demonstrate compliance with the objectives and design principles of the R-Codes. They outline the expected minimum development standards that should be met. 2. Design principle – The design principles pathway offers an alternative performance-based approach. This allows for innovative design responses that may be more context and site-responsive. The onus is on the proponent to demonstrate how they have met or exceeded the requirements of the relevant design principle when this pathway is pursued. This application includes a number of deemed-to-comply and design principle based elements which is consistent with the intent of the R-Codes. • Throughout the course of the application process, the plans have been amended to reduce the building footprint. The application now proposes elements to reduce the impact of the double garage to the streetscape and has been reduced in size to reduce the overshadowing impacts to habitable spaces on the adjoining property.

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
	• The application includes rendered brickwork, face brick, large openings and varied roof forms across each façade, as well as on-structure landscaping along the northern wall which will be visible from the public realm. This provides visual articulation and would assist in breaking up the presentation of mass when viewed from the street and surrounding properties. These design elements would assist in mitigating adverse impacts to adjoining properties. • The building form, scale and colours and materials of the development would ensure the proposal has been designed to tie into the established and emerging streetscape character, and consistent with objectives of the Residential zone under LPS2. • It is open to the applicant to seek approval the proposed departures. The City is required to consider and determine the application as proposed by the applicant based on the planning framework that applies.

General Comments Received:	Administration Comment:
General Comments The development will not pose an impact to the adjoining western power land.	Noted.

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

Summary of Submissions:

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

Comments Received in Support:	Applicant Comment:
General Comments • The majority of overshadowing falls to the roof of the adjoining property and shouldn't impact solar access • The setbacks, landscaping and tree canopies will not result in adverse impacts to the adjoining properties.	• Noted

Comments Received in Objection:	Applicant Comment:
General Comments • The development is too large for the site resulting in adverse impacts to the surrounding properties • The development proposes a number of RCode and Build Form Policy departures which will set a negative precedence for future applications. • The proponent should further refine the house's design to adhere to the RCodes and design principles detailed within the submission form.	• We have carefully considered the comments received from submitters, the City and the DRP and have made significant changes accordingly. We have taken great care to strike a balance that does not compromise the integrity of the dwellings design. Our approach ensures that the proposed heights, setback, overshadow, etc respect the regulations while maintaining the architectural vision we seek to achieve.

General Comments Received:	Applicant Comment
General Comments • The development will not pose an impact to the adjoining western power land	• Noted

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

31/03/2023
City of Vincent
244 Vincent Street,
Leederville, 6007

ATTENTION: Aaron Hawkins & Nick Bertone in the Planning Department
RE: Proposed Residence Development Application at LOT 1 #46B Joel Terrace, East Perth
Streetscape Analysis:

Joel Terrace is a unique street within East Perth as it not only has residential buildings, but also commercial. To the northern end of Joel Terrace, it is solely residential buildings and to the south there is a combination of residential and commercial. Being closer to the southern end of Joel Terrace we have utilised materials that are present in commercial and residential developments. The use of render and face brickwork was used to keep the relationship with the existing residential houses as they are generally of federation style and these are the predominant materials used, also with the combined use of metal cladding, this is an ode to the surrounding commercial infrastructure.

The streetscape surrounding 46B Joel Terrace has undulating roads comprised of single, double, and triple story houses that tie into one another using similar materials and design principals. The style of homes that are built along the street scape vary, however, federation style seems to be the most common. With this being the case, federation style features follow through to majority of houses by using feature brickwork, render, fretwork to porch and verandas, ornamental posts, and gables. Majority of the homes along Joel Terrace are of single storey nature, however, with river views present to there is development that takes advantage of this by building to a height of up to three storeys. These 3 storey developments take advantage of the views to the Swan River by using front courtyard living, large windows to the front façade and balconies.

While commuting through Joel Terrace there are many different types of flora ranging from small, flowered plants such as agapanthus to tall gum trees that surround Banks Reserve and the Swan River. The utilisation of the verge has been done using grass or mulch; this allows people to manoeuvre off the footpaths/roads safely. Front fences are used to create a sense of privacy and are generally constructed of the same materials as the home. Coupled with the plantation of low ground cover or hedges this softens the appearance of the front fences and does not dominate the streetscape.

Joel Terrace has different forms of development ranging from untouched, renovated, and new homes. Throughout the street we can see very similar roof construction and materials, a variance in setbacks of homes and architectural features that transcend generations. The roof construction that is use is very similar throughout Joel Terrace and rarely strays away from the traditional hip and valley roof. We have kept to this and increased the height of the walls to the front façade which conceals the and provides for an attractive elevation. The older homes generally have a greater setback from the front boundary which promotes front yard living and large landscaping areas to the front, moreover, with newer homes developing much closer to the front boundary. With constraints in having quite a small lot we have found a happy medium which allows for a usable backyard while still maintain a setback the is coherent to the existing streetscape and allows for landscaping. Different design features have been used and this constitutes for a diverse streetscape. This has allowed us to take inspiration from the surrounding developments and implement them into our design. We have done so by utilising the materials present within the streetscape while also using a colour palette that stands out.

Kind Regards,
Julian Teles
Designer|Draftsperson
P | 0451 482 259
E | julianteles@imperialdrafting.com

KEY
Setback from street
Setback forward of dwelling alignment
Setback behind dwelling alignment
East Pde
Westralia St
Joel Tce
Access via laneway
Access via laneway
Access via laneway
Single carport
7.5m
Uncovered parking bay
9.5m
3.5m
Single Garage & uncovered parking bay
Double carport
7.5m
Uncovered parking bay
Access via common property
Vacant site
Subject site
4.2m
1.0m
Double Garage
Nil
Single Garage
2.5m
1.5m
Double Garage
3.0m
6.5m
Double Garage
1.5m
0 5 10 15 20 m

KEY
Upper Floor setback departure
Balcony setback departure
Westralia St
Joel Tce
Gardiner St
Banks Reserve
0 5 10 15 20 m

Joel Terrace Streetscape Review

46A Joel Terrace **Garage setback:** 4.2m **Garage position:** 1.0m behind dwelling alignment **Upper floor position:** In line with ground floor	

38 Joel Terrace **Garage setback:** 1.5m **Garage position:** 3.0m forward of dwelling alignment	

30 Joel Terrace **Garage setback:** 1.5m (parallel to street) **Garage position:** 6.5m forward of dwelling alignment	

42 Joel Terrace **Garage setback:** Nil **Garage position:** 2.5 forward of dwelling alignment	

41 Joel Terrace **Garage setback:** 9.5 **Garage position:** 3.5 behind dwelling alignment	

45 Joel Terrace **Upper floor position:** In line with ground floor **Balcony position:** 1m forward of ground floor	

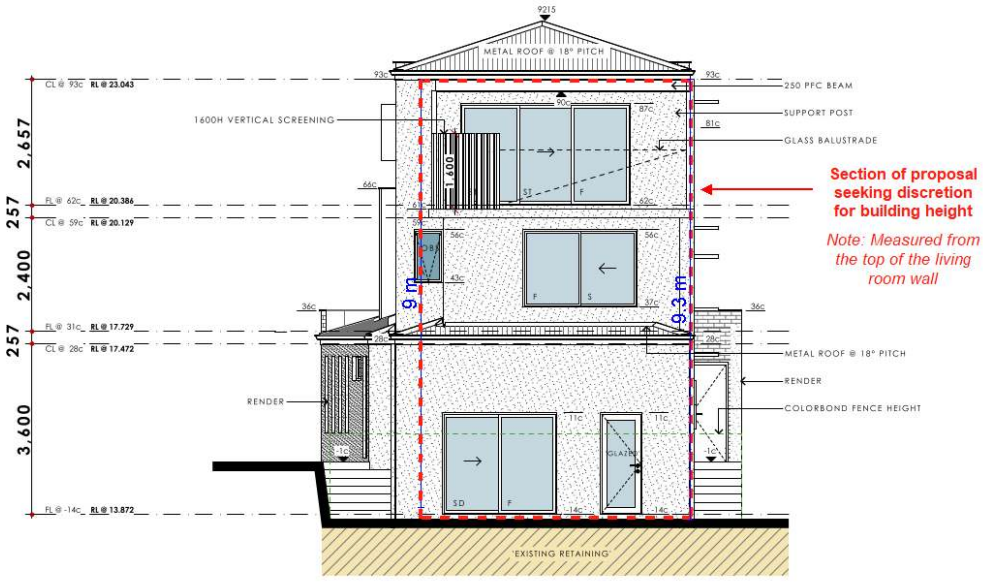
53 Joel Terrace **Upper floor position:** Second floor in line with ground floor **Balcony position:** 1m forward of ground floor	

58 Joel Terrace **Upper floor position:** 1.5m behind the ground floor **Balcony position:** 0.5m forward of ground floor	

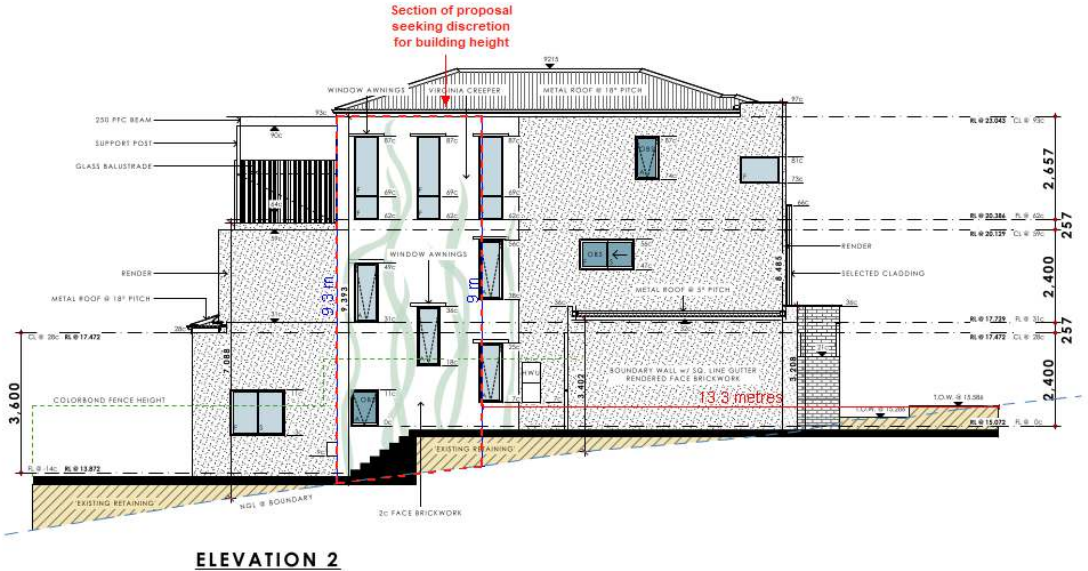
65 Joel Terrace **Upper floor position:** In line with the ground floor **Balcony position:** In line with the ground floor	

71 Joel Terrace **Upper floor position:** In line with the ground floor **Balcony position:** I1m forward of the ground floor	

EXTENT OF HEIGHT DEPARTURE



ELEVATION 3

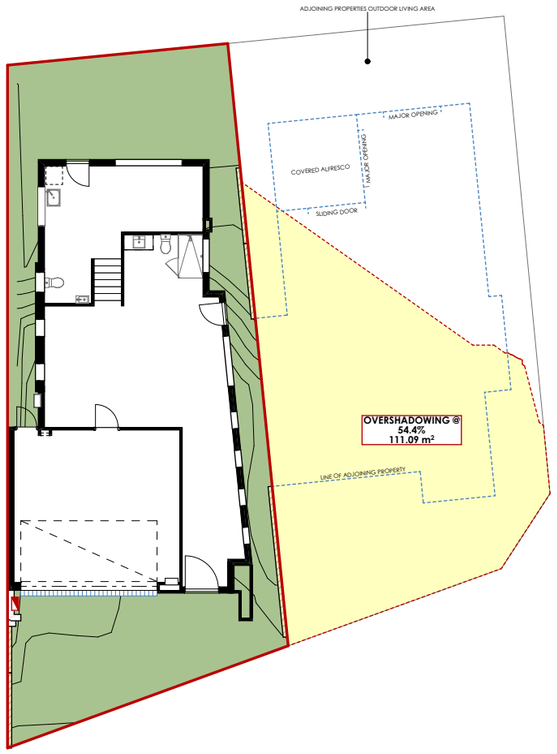


ELEVATION 2

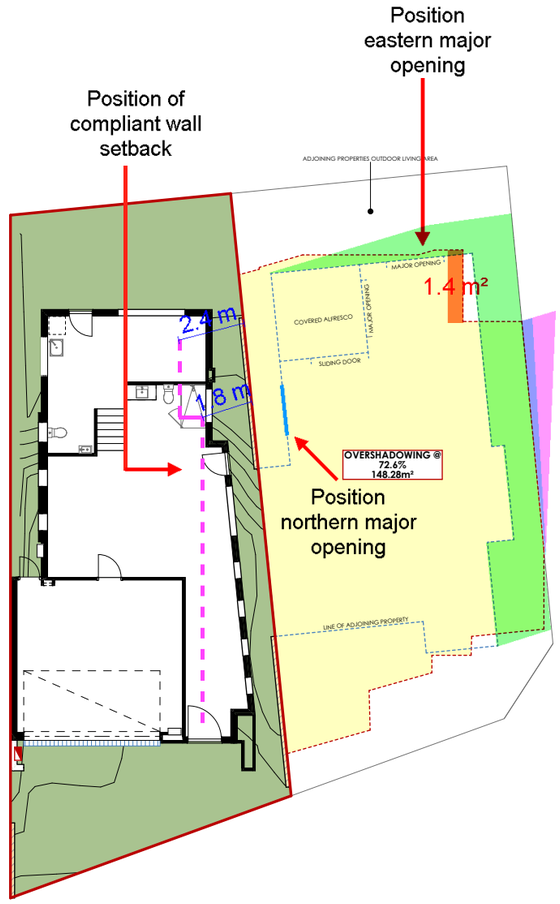
N

KEY

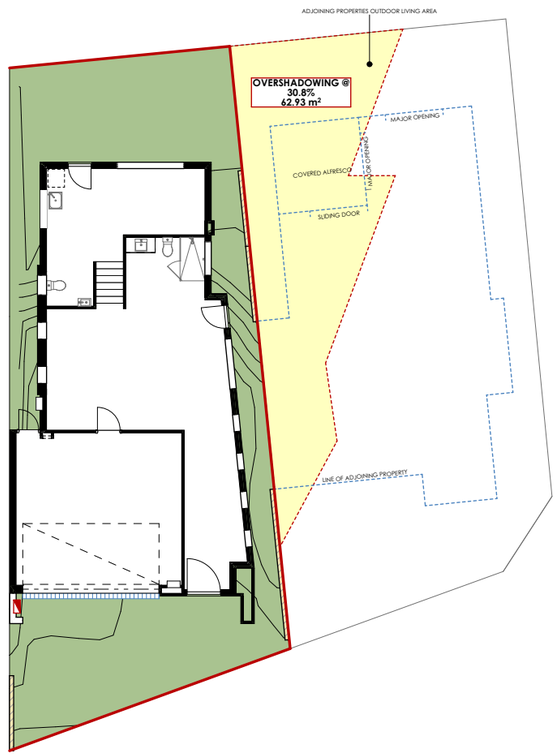
- Extent of overshadowing created from the adjoining single house
- Extent of overshadow into 44 Joel Terrace
- Extent of overshadow into 44 Joel Terrace (compliant height/ setbacks)
- Reduced overshadow area if compliant height/ setbacks



WINTER SOLSTICE OVERSHADOWING - 9AM



WINTER SOLSTICE OVERSHADOWING - 12PM



WINTER SOLSTICE OVERSHADOWING - 3PM

SITE - OVERSHADOWING
1:200

LOCALITY: City of Vincent	REV:	BY:	DATE:	AMENDMENTS:
CLIENT NAME:	1	J.T.	29/03/23	PLANNING DRAWINGS
Mr P. & Mrs M. Dalwood	2	J.T.	27/06/23	PLANNING AMMENDMANTS
	3	J.T.	08/08/23	PLANNING AMMENDMANTS
ADDRESS:	4	J.T.	21/08/23	PLANNING AMMENDMANTS
LOT 1 (No.46b) Joel Terrace, East Perth	5	J.T.	20/09/23	PLANNING AMMENDMANTS
	6	J.T.	28/09/23	PLANNING AMMENDMANTS

OVER SHADOWING DIAGRAMS (WINTER)

JOB No:	DATE:	DRAWN:
2204JOE	29/02/2023	Julian
SHEET No:		REV:
A.05 OF **15**		**PL06**

SUMMER SOLSTICE OVERSHADOWING - 9AM

SUMMER SOLSTICE OVERSHADOWING - 12PM

SUMMER SOLSTICE OVERSHADOWING - 3PM

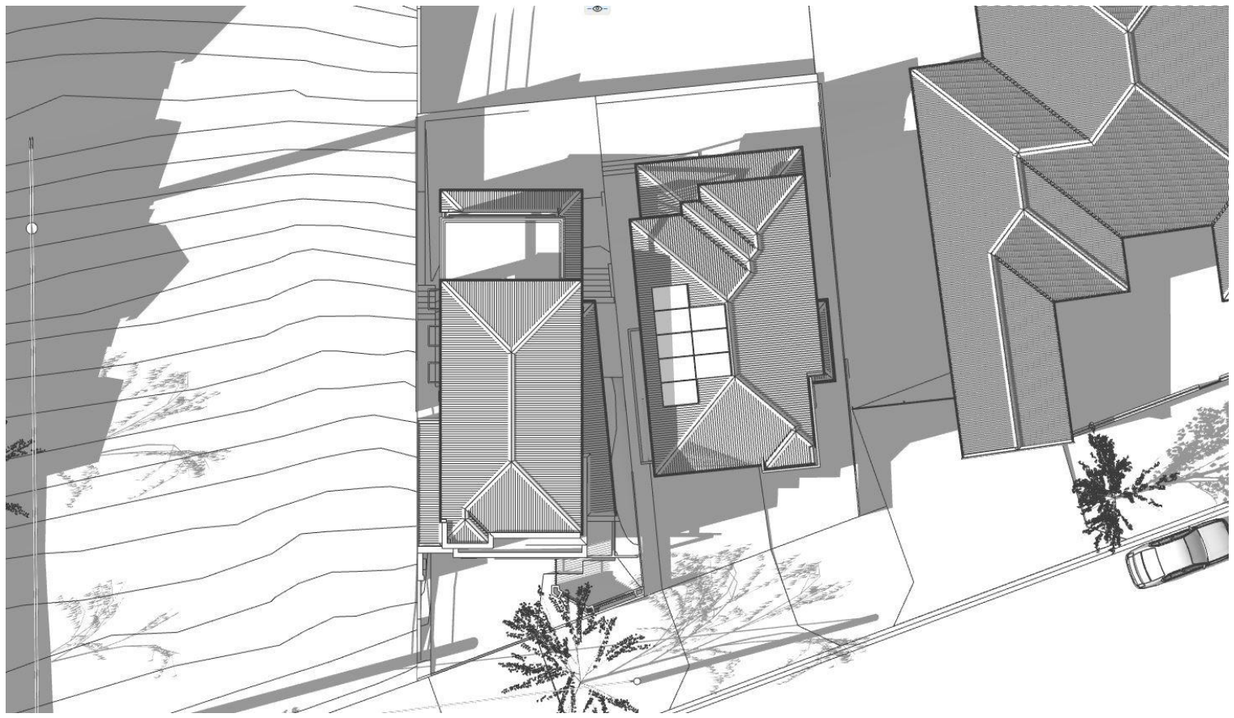
SITE - OVERSHADOWING
1:200

LOCALITY: City of Vincent	REV:	BY:	DATE:	AMENDMENTS:
CLIENT NAME:	1	J.T.	29/03/23	PLANNING DRAWINGS
Mr P. & Mrs M. Dalwood	2	J.T.	27/06/23	PLANNING AMMENDMANTS
	3	J.T.	08/08/23	PLANNING AMMENDMANTS
ADDRESS:	4	J.T.	21/08/23	PLANNING AMMENDMANTS
LOT 1 (No.46b) Joel Terrace, East Perth	5	J.T.	20/09/23	PLANNING AMMENDMANTS
	6	J.T.	28/09/23	PLANNING AMMENDMANTS

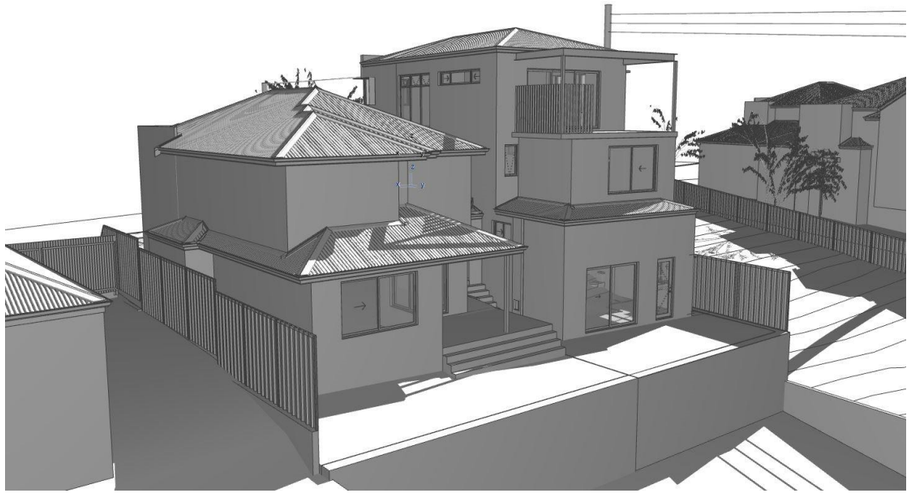
OVER SHADOWING DIAGRAMS (SUMMER)

JOB No:	DATE:	DRAWN:
2204JOE	29/02/2023	Julian

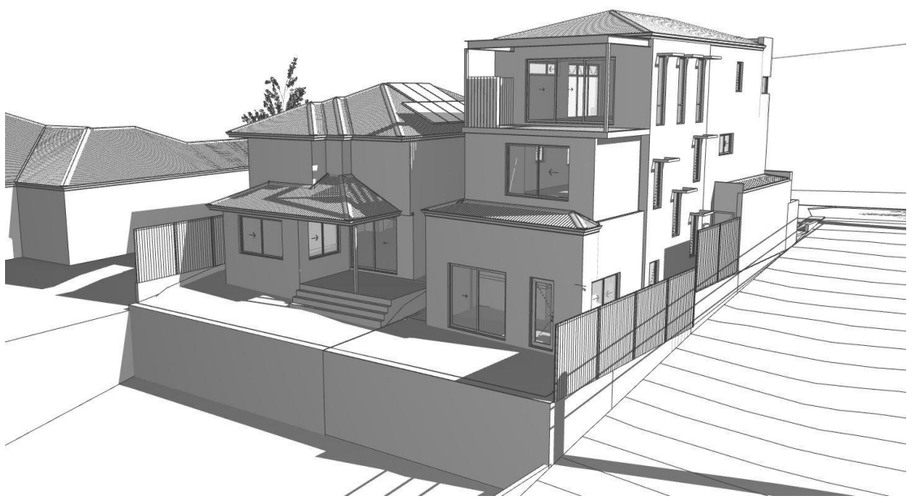
SHEET No: **A.06** OF **15** REV: **PL06**



OVERSHADOWING PERSPECTIVE 1
WINTER SOLSTICE - 12PM



OVERSHADOWING PERSPECTIVE 2
WINTER SOLSTICE - 12PM



OVERSHADOWING PERSPECTIVE 3
WINTER SOLSTICE - 12PM

LOCALITY: City of Vincent	REV:	BY:	DATE:	AMENDMENTS:	OVER SHADOWING PERSPECTIVE		
CLIENT NAME:	1	J.T.	29/03/23	PLANNING DRAWINGS	JOB No:	DATE:	DRAWN:
Mr P. & Mrs M. Dalwood	2	J.T.	27/06/23	PLANNING AMMENDMANTS	2204JOE	29/02/2023	Julian
	3	J.T.	08/08/23	PLANNING AMMENDMANTS	SHEET No:		REV:
ADDRESS:	4	J.T.	21/08/23	PLANNING AMMENDMANTS	A.07 OF 15		PL06
LOT 1 (No.46b) Joel Terrace, East Perth	5	J.T.	20/09/23	PLANNING AMMENDMANTS			
	6	J.T.	28/09/23	PLANNING AMMENDMANTS			

CITY OF VINCENT
RECEIVED
19 April 2023

eTool®

Life Cycle Assessment Report

Residence
46b Joel Terrace, East Perth
City of Vincent

Date : 1 April 2023
Author : julian teles
Peer Reviewer : Not Reviewed
Report Id : 33806

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

This LCA Study was conducted as part of the City of Vincent. The LCA modeling within eToolLCD is being managed by City of Vincent. For more information see contact details below.

City of Vincent
99 Loftus St, Leederville
info@email.com
0411 141 246

eTool Disclaimer

The predictions of embodied and operational impacts (including costs) conducted in eToolLCD software, by their very nature, cannot be exact. It is not possible to accurately track all the impacts associated with a product or service over the life of a building or structure. eToolLCD software and the modelling workflow has been built and tested to enable informed decisions when comparing design options. Environmental impact coefficients and generic costs 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.
© 2023 eTool PTY LTD, City of Vincent All rights reserved.

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

eTool

Executive Summary

This Life Cycle Assessment has been completed for the Residence, located at 46b Joel Terrace, East Perth. The has been conducted for City of Vincent, the lead author is julian teles The goal of this study is to profile and improve the environmental performance of the construction works. The study has been conducted in accordance with ISO 14044 and EN15978 .

About the Design

The following designs were modelled in these reports:

- **Proposed Design**: The proposed design at the time the modelling occurred.
- **Benchmark**: An equivalent benchmark design (or weighted statistical mix of designs) with conventional products, construction methods and use patterns.

Results

The results of the study are shown in the table below with savings highlighted in green text and increased impacts highlighted in red.

Characterised Impacts per Occupant per Year		Benchmark	Proposed Design	Proposed Design Savings
Environmental Impacts				
Global Warming Potential, GWP	kg CO_2 eq	3.3E+3	1.4E+3	**59%**
Ozone Depletion Potential, ODP	kg CFC-11 eq	1.2E-4	1.8E-4	**-42%**
Acidification Potential for Soil and Water, AP	kg SO_2 eq.	8.9E0	5.0E0	**44%**
Eutrophication potential, EP	kg PO_4 eq	3.0E0	2.3E0	**24%**
Photochemical Ozone Creation Potential, POCP	kg ethylene	5.9E-1	5.0E-1	**16%**
Abiotic Depletion Potential - Elements, ADPE	kg antimony	1.1E-1	6.7E-2	**37%**
Abiotic Depletion Potential - Fossil Fuels, ADPF	MJ	4.5E+4	1.8E+4	**59%**

Analysis

The report shows that the Proposed Design has lower Global Warming Potential, GWP impact than the Benchmark Design. The **Non-integrated Energy (B6+)** GWP Impacts are the most dominant life cycle module in the Proposed Design Design followed by the **Replacement (B4)** and then **Product Stage (A1A3)**.

Further analysis reveals:

- The **Superstructure** is the highest impact construction category,
- **HVAC** is the highest operational impact by demand category,
- The **Electricity** is this highest impact operational impact by supply source,
- **Cementitious Binders | Mortars and Renders | 1 cement : 4 sand** is the highest impact material category,
- **Electrical Equipment, Small with transport and tradestaff, Electricity** is the highest people and equipment impact

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

eTool

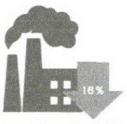
Proposed Design Performance against Benchmark

Global Warming Potential, GWP

Ozone Depletion Potential, ODP

Acidification Potential for Soil and Water, AP

Eutrophication potential, EP



Photochemical Ozone Creation Potential, POCP

Abiotic Depletion Potential – Elements, ADPE

Abiotic Depletion Potential – Fossil Fuels, ADPF

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

eTool

Table Of Contents

1 Introduction

2 Goal of the Study

3 Scope of the Study

3.1 Functional Unit

3.2 System Boundary

3.3 Environmental Indicators

4 Cutoff Criteria

5 Allocation

6 Independent Review

7 System Description Introduction

8 Building Characteristics Table

9 Structure Scope Table

10 Operational Scope Table

11 Life Cycle Impact Assessment

11.1 Environmental Impacts

12 Detailed Analysis

12.1 Global Warming Potential, GWP

12.2 Ozone Depletion Potential, ODP

12.3 Acidification Potential for Soil and Water, AP

12.4 Eutrophication potential, EP

12.5 Photochemical Ozone Creation Potential, POCP

12.6 Abiotic Depletion Potential - Elements, ADPE

12.7 Abiotic Depletion Potential - Fossil Fuels, ADPF

13 Scenarios Summary Tables

14 Low Impact Strategies

15 Conclusion

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

1 Introduction

Managing the environmental impacts that arise from the construction and operation of buildings and infrastructure 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 Residence, 46b Joel Terrace, East Perth.

The study has been conducted using RapidLCA 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 julian teles of City of Vincent, and no independent review has yet been completed.

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

2 Goal of the Study

The goal of this study is to profile and improve the environmental performance of the construction works at 46b Joel Terrace, East Perth. The life cycle performance of the project is compared to other designs and as such this is a comparative study. The study has been conducted on assumption the results may 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 46b Joel Terrace, East Perth 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

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

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

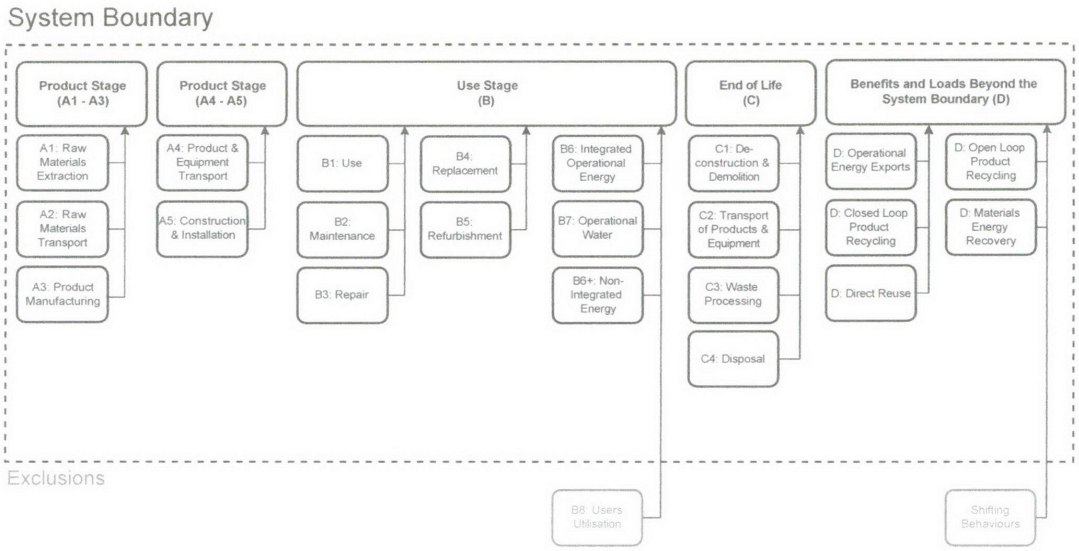


Figure 1: System Boundary Diagram

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

eTool

3.3 Environmental Indicators

The environmental indicators have been included in the study are detailed in Table 1. For further information regarding the environmental indicators please refer to Appendix A.

Environmental Indicator	Unit	Abbreviation	Characterisation Method
Environmental Impacts			
Global Warming Potential, GWP	kg CO_2 eq	GWP	CML-IA baseline V4.5
Ozone Depletion Potential, ODP	kg CFC-11 eq	ODP	CML-IA baseline V4.5
Acidification Potential for Soil and Water, AP	kg SO_2 eq.	AP	CML-IA baseline V4.5
Eutrophication potential, EP	kg PO_4 eq	EP	CML-IA baseline V4.5
Photochemical Ozone Creation Potential, POCP	kg ethylene	POCP	Institute of Environmental Sciences (CML)
Abiotic Depletion Potential - Elements, ADPE	kg antimony	ADPE	CML-IA baseline V4.5
Abiotic Depletion Potential - Fossil Fuels, ADPF	MJ	ADPF	CML-IA baseline V4.5

Table 1: Environmental Indicators Included in LCA study.

4 Cutoff 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.

5 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.

6 Independent Review

No independent review has been conducted of this study.

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

eTool

7 System Description Introduction

The object of the assessment is the Residence, located at 46b Joel Terrace, East Perth. The assessment includes all the upstream and downstream processes needed to provide the primary function of the structure from construction, maintenance, operation, and finally demolition and disposal. The inventory includes the extraction of raw materials or energy and the release of substances back to the environment or to the point where inventory items exit the system boundary either during or at the end of the project life cycle.

The 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.

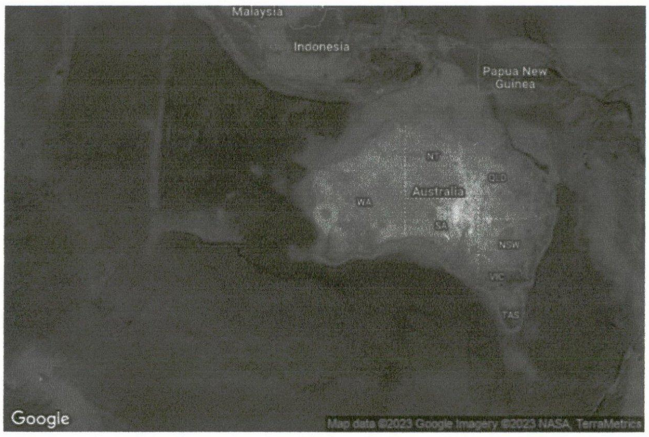


Figure 2: Location of the project - Global View.

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

Figure 3: Location of the project - Locality View.

3 Storey Development

8 Building Characteristics Table

Table 5 below shows the key characteristics of the design.

	Benchmark	Proposed Design
Design Details		
Design Name	AU WA Res Ave Code Compl CZ 5 (10 dwellings)	46b Joel Terrace, East Perth
Stories (#)	2	3
Functional Focus	Single Family Residence	Residence
Structural Service Life Limit	100	150
Predicted Design Life	54	55
Functional Characteristics		
Dwellings	10	1
Bedrooms	30	3
Occupants	24	2
Total Floor Areas		
Usable Floor Area	2,140	82
Net Lettable Area	0	0
Fully Enclosed Covered Area	3,010	118
Unenclosed Covered Area	0	0
Gross Floor Area	3,010	118
Usable and Lettable Yield	71 %	69 %

Table 5 : Design Characteristics Compared

9 Structure Scope Table

Table 7 shows the structural scope of the inventory collection for the LCA. For further details on structure scope please refer to Appendix B.

Summary Structure Scope Diagram

Key: ✓ In Scope ~ Partial ✗ Out of Scope

Category Name	Benchmark Design	Proposed Design
Substructure	✓	✗
Superstructure	~	✗
Internal finishes	✓	✗
Fittings, furnishings and equipment	~	✗
Services equipment	~	✗
Prefabricated buildings and building units	✗	✗
Work to existing building	✗	✗
External works	~	✗
Facilitating works	~	✗
Project/design team	✓	✗
Undefined	✗	✗

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

Table 7 : Structural scope of LCI collection

10 Operational Scope Table

Table 7 shows the operational scope of the inventory collection for the LCA. For further details on structure scope please refer to Appendix B.

Operational Scope diagram

Key: ✓ In Scope ✗ Out of Scope

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

Table 7: Operational scope of LCI collection

11 Life Cycle Impact Assessment

The Life Cycle Impact Assessment (LCIA) results are provided in Table 6 in the EN15978 reporting format. The red and orange figures within each row highlight the largest and second largest contributing life cycle modules for the indicator. Modules not assessed are abbreviated with "MNA".

The green figures in the comparison section highlight the most improved life cycle modules for the indicator.

11.1 Environmental Impacts

Table 6: Benchmark vs Proposed Design, Environmental Impacts of Each Life Cycle Phase.

				Benefits and

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

eTool

Characterised Impacts Per Occupant Per Per Year		Construction Phases			Use Phases								End of Life Phases				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	6.2E+2	1.2E+2	9.6E+1	0.0E0	0.0E0	0.0E0	5.1E+2	0.0E0	9.4E+2	8.2E+2	1.7E+2	0.0E0	5.0E+1	0.0E0	6.9E+1	-7.6E+1	3.3E+3
ODP	kg CFC-11 eq	3.0E-5	1.9E-5	1.5E-5	0.0E0	0.0E0	0.0E0	3.4E-5	0.0E0	4.9E-6	6.6E-6	3.6E-6	0.0E0	8.0E-6	0.0E0	4.6E-6	-2.3E-6	1.2E-4
AP	kg SO_2 eq.	3.5E0	3.9E-1	2.7E-1	0.0E0	0.0E0	0.0E0	2.5E0	0.0E0	1.2E0	1.5E0	3.7E-1	0.0E0	1.6E-1	0.0E0	9.1E-2	-1.0E0	8.9E0
EP	kg PO_4 eq	1.3E0	9.6E-2	4.7E-2	0.0E0	0.0E0	0.0E0	8.3E-1	0.0E0	3.8E-1	5.1E-1	2.4E-1	0.0E0	3.5E-2	0.0E0	1.9E-2	-4.9E-1	3.0E0
POCP	kg ethylene	2.2E-1	2.5E-2	3.6E-2	0.0E0	0.0E0	0.0E0	1.7E-1	0.0E0	8.3E-2	4.2E-2	2.4E-2	0.0E0	1.0E-2	0.0E0	1.4E-2	-3.4E-2	5.9E-1
ADPE	kg antimony	5.9E-2	3.6E-3	2.6E-4	0.0E0	0.0E0	0.0E0	4.8E-2	0.0E0	4.2E-3	6.1E-3	2.9E-3	0.0E0	2.0E-3	0.0E0	1.1E-4	-1.9E-2	1.1E-1
ADPF	MJ	7.7E+3	1.9E+3	1.3E+3	0.0E0	0.0E0	0.0E0	7.2E+3	0.0E0	1.4E+4	1.1E+4	2.0E+3	0.0E0	7.8E+2	0.0E0	4.6E+2	-8.3E+2	4.5E+4
Proposed Design																		
GWP	kg CO_2 eq	2.2E+2	7.7E+1	2.8E+1	0.0E0	7.5E0	0.0E0	2.3E+2	0.0E0	1.5E+2	7.0E+2	8.6E+1	1.1E+1	2.0E+1	7.3E-1	4.1E+1	-2.2E+2	1.4E+3
ODP	kg CFC-11 eq	3.1E-5	1.2E-5	3.4E-6	0.0E0	9.0E-7	0.0E0	1.1E-4	0.0E0	2.5E-6	5.6E-6	1.9E-6	1.9E-6	3.2E-6	1.5E-7	1.6E-6	-1.7E-6	1.8E-4
AP	kg SO_2 eq.	2.2E0	2.5E-1	7.6E-2	0.0E0	2.6E-2	0.0E0	1.5E0	0.0E0	2.8E-1	1.3E0	1.9E-1	3.3E-2	6.2E-2	1.8E-3	3.2E-2	-9.2E-1	5.0E0
EP	kg PO_4 eq	1.2E0	6.5E-2	1.1E-2	0.0E0	8.2E-3	0.0E0	6.9E-1	0.0E0	9.7E-2	4.3E-1	1.4E-1	6.8E-3	1.4E-2	3.9E-4	6.9E-3	-4.5E-1	2.3E0
POCP	kg ethylene	1.7E-1	1.6E-2	1.7E-2	0.0E0	1.5E-3	0.0E0	1.2E-1	0.0E0	1.4E-1	3.6E-2	1.3E-2	2.5E-3	4.1E-3	6.7E-5	7.5E-3	-3.4E-2	5.0E-1
ADPE	kg antimony	3.7E-2	2.2E-3	7.4E-5	0.0E0	2.8E-4	0.0E0	2.9E-2	0.0E0	8.2E-4	5.2E-3	1.6E-3	1.3E-4	7.5E-4	6.3E-6	3.9E-5	-1.0E-2	6.7E-2
ADPF	MJ	3.2E+3	1.2E+3	3.2E+2	0.0E0	1.1E+2	0.0E0	3.4E+3	0.0E0	1.9E+3	9.1E+3	1.0E+3	1.7E+2	3.1E+2	9.3E0	1.6E+2	-2.7E+3	1.8E+4
Savings (Benchmark Compared to Proposed Design)																		
GWP	kg CO_2 eq	3.9E+2	4.7E+1	6.8E+1	0.0E0	-7.5E0	0.0E0	2.8E+2	0.0E0	7.9E+2	1.2E+2	8.0E+1	-1.1E+1	3.0E+1	-7.3E-1	2.8E+1	1.4E+2	**59%**
ODP	kg CFC-11 eq	-1.4E-6	7.4E-6	1.1E-5	0.0E0	-9.0E-7	0.0E0	-7.9E-5	0.0E0	2.3E-6	9.6E-7	1.7E-6	-1.9E-6	4.8E-6	-1.5E-7	3.0E-6	-5.2E-7	**-42%**
AP	kg SO_2 eq.	1.3E0	1.5E-1	1.9E-1	0.0E0	-2.6E-2	0.0E0	9.5E-1	0.0E0	8.8E-1	2.2E-1	1.7E-1	-3.3E-2	9.4E-2	-1.8E-3	5.9E-2	-9.5E-2	**44%**
EP	kg PO_4 eq	5.2E-2	3.2E-2	3.6E-2	0.0E0	-8.2E-3	0.0E0	1.4E-1	0.0E0	2.8E-1	7.4E-2	1.1E-1	-6.8E-3	2.1E-2	-3.9E-4	1.3E-2	-3.9E-2	**24%**
POCP	kg ethylene	5.2E-2	9.4E-3	1.9E-2	0.0E0	-1.5E-3	0.0E0	4.7E-2	0.0E0	-6.0E-2	6.2E-3	1.1E-2	-2.5E-3	6.2E-3	-6.7E-5	6.4E-3	-5.6E-4	**16%**
ADPE	kg antimony	2.1E-2	1.4E-3	1.9E-4	0.0E0	-2.8E-4	0.0E0	1.9E-2	0.0E0	3.4E-3	8.9E-4	1.3E-3	-1.3E-4	1.3E-3	-6.3E-6	7.2E-5	-8.5E-3	**37%**
ADPF	MJ	4.5E+3	7.3E+2	9.8E+2	0.0E0	-1.1E+2	0.0E0	3.8E+3	0.0E0	1.2E+4	1.5E+3	9.8E+2	-1.7E+2	4.7E+2	-9.3E0	3.0E+2	1.8E+3	**59%**

12 Detailed Analysis

This section provides a more detailed results of the life cycle impacts with the aim of identifying the hotspots by analysing temporal, spatial, functional, end-use demand and supply chain dimensions.

For each indicator being assessed the following charts are provided

The Time Series Charts articulate when impacts occur during the life of the design. This exposes insights such as the temporal hotspots signified by jumps in the plot during the life of the project (for example, relating to a large replacement item) and the payback period of design options

The Top Five Life Cycle Charts express impacts by different modules, categories and classes enabling a detailed understanding of what is responsible for the greatest impacts and also compares these impacts between designs . The pie chart within each bar chart shows the proportion of the life cycle impacts represented in the bar chart. A brief description of the categories is provided below:

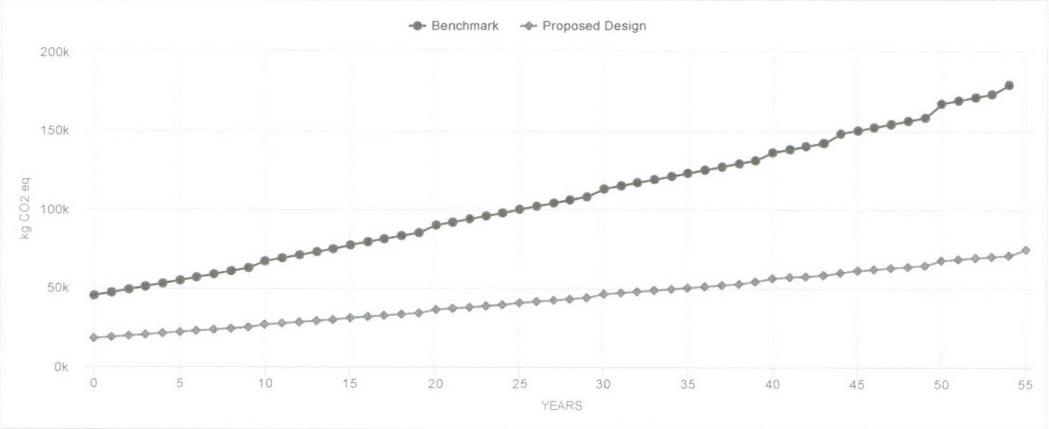
- **LC Module Impacts:** The EN15978 Life Cycle Modules. Generally 100% building impacts will be included in the bar chart.
- **Construction Category:** The breakdown of the impacts by construction category. The bar chart will generally only part of the total building impacts.
- **Operational Demand:** 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.

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

12.1 Global Warming Potential, GWP

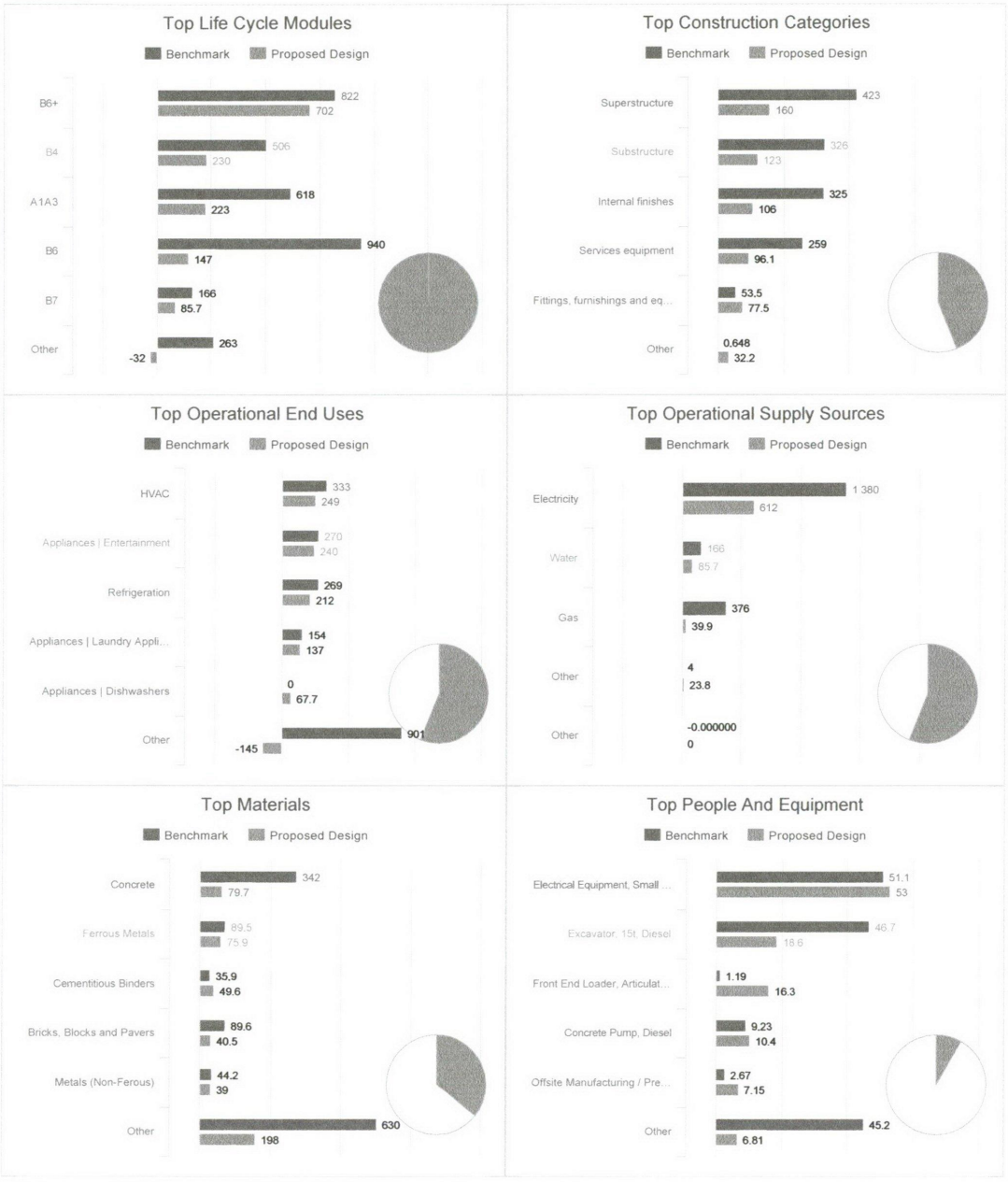
Figure 4: Time series Global Warming Potential, GWP chart



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

eTool

Figure 5: Top Five Global Warming Potential, GWP chart



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

eTool

Highest and Lowest Impact Materials

	Initial Materials & Construction (A1-A5)	Use Stage Materials & Construction (B1-B5)	End of Life (C1-C4)	Recycling & Energy Export (D)	Total
Top 10 Impact Materials					
Concrete	9686	3.975	1264	0	10955
Ferrous Metals	9966	3246	413.1	-3194	10431
Cementitious Binders	5542	1024	258.9	0	6825
Bricks, Blocks and Pavers	4354	134.6	1075	0	5565
Metals (Non-Ferous)	2867	4382	85.39	-1972	5363
Glazing	2012	2268	52.39	0	4332
Plastics	1298	2958	17.36	-2.75	4271
Plaster and Mineral Derived Products	1764	1885	121.5	0	3771
Finished Products	1263	3111	102.4	-862.5	3614
Carpets and Floor Coverings	529.2	2655	1.712	0	3186
Bottom 5 Impact Materials					
Asphalt and Bitumen	1.54	10.94	0.2846	0	12.77
Fibre Reinforced Plastics and Resins	1.084	5.448	0.004899	0	6.538
Plant Based Products (non Timber)	1.072	4.291	0	0	5.364

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

Highest and Lowest Impact Templates

	Initial Materials & Construction (A1-A5)	Use Stage Materials & Construction (B1-B5)	Integrated Energy Use (B6)	Plug Load Energy Use (B6+)	Water Supply & Treatment (B7)	End of Life (C1-C4)	Recycling & Energy Export (D)	Total
Top 10 Impact Templates								
Appliances Residential Average (AUS)	452.3	2435	0	67443	0	9.611	-568.3	69772
Refrigeration, Residential Well Ventilated Fridge Recess Less than 800mm Width	561.6	4777	0	29125	0	401.7	-441.7	34424
Ducted System Air Source Heat Pump for Heating, higher efficiency (COP/EER 3.8), R32 Refrigerant	128.7	731.3	17126	0	0	1.875	-35.18	17953
Ducted System Air Source Heat Pump for Cooling, higher efficiency (COP/EER 3.8), R32 Refrigerant	128.7	731.3	17126	0	0	1.875	-35.18	17953
Wall, External, Masonry, double recycled brick 90-50-90 insulated with foundations and finishes	9656	1210	0	0	0	1433	-0.6544	12299
Water Use and Treatment (eTool Turbo)	0	0	8.135E-05	0	11778	0	0	11778
Solar Gas Instantaneous Boost (HWS_App)	852.2	4146	5486	0	0	19.08	-780.4	9724
Wall Internal Type 1, Masonry, Single Brick Wall	5932	1224	0	0	0	479.2	-0.3272	7636

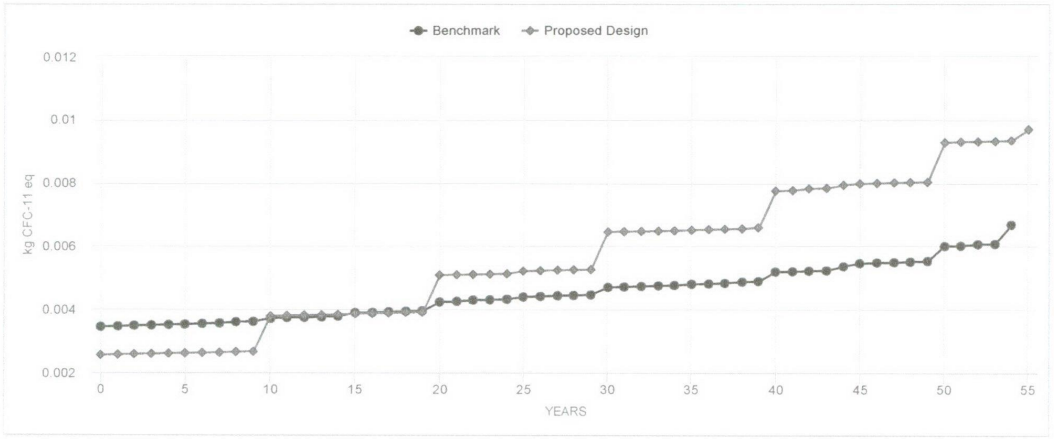
Independent review not completed on this study, use caution when interpreting the report.

(90mm) uninsulated with foundations and finishes								
Wall Internal Type 2, Masonry, Single Brick Wall (90mm) uninsulated with foundations and finishes	5932	1224	0	0	0	479.2	-0.3272	7636
Lowest Floor - Concrete Slab, 100mm, 25MPa, 3.8% reo (m2)	5239	0	0	0	0	885.3	558.8	6683
Bottom 5 Impact Templates								
Pool Structure - Concrete	309.3	0.01387	0	0	0	0.02929	0.00462	309.3
Swimming Pool Seasonal Temperature Control - No Pool Cover - Gas	18.55	120.5	1.025	0	0.194	0.0002012	-0.003736	140.3
Swimming Pool - Pumps and Filters Ultra Efficient	9.286	46.41	0	0	0	0.0001509	-0.002748	55.69
Floor Covering - 19mm timber, nail down (superstructure)	-786.8	-786.7	0	0	0	0.1113	-2.109	-1575
Solar PV System Residential - Zone 3 (Perth Sydney etc)	1812	3435	-25958	0	0	115.3	-25069	-45664

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

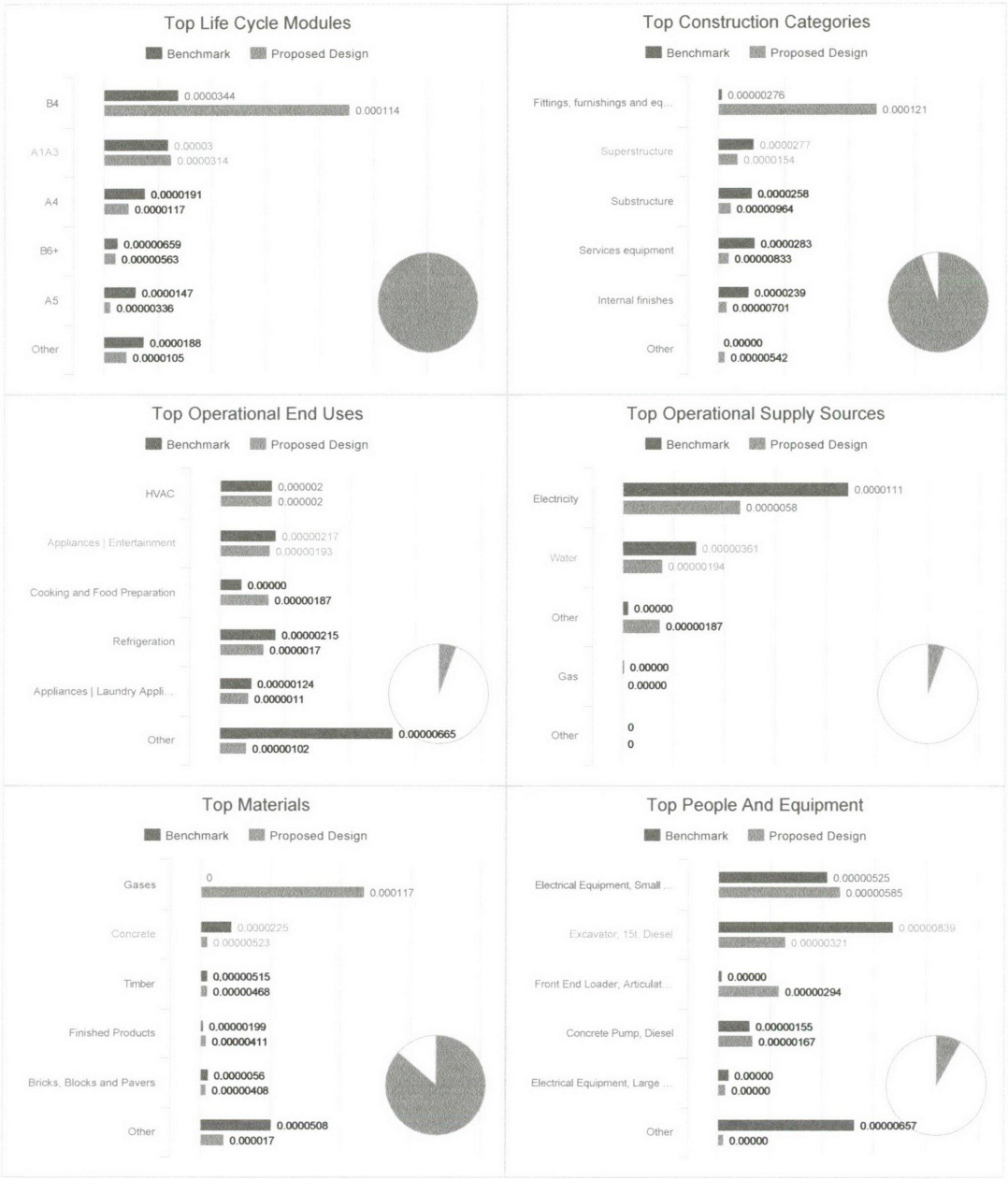
12.2 Ozone Depletion Potential, ODP

Figure 6: Time series Ozone Depletion Potential, ODP chart



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

Figure 7: Top Five Ozone Depletion Potential, ODP chart



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

eTool

Highest and Lowest Impact Materials

	Initial Materials & Construction (A1-A5)	Use Stage Materials & Construction (B1-B5)	End of Life (C1-C4)	Recycling & Energy Export (D)	Total
Top 10 Impact Materials					
Gases	0.002687	0.01342	0	0	0.01611
Concrete	0.0004728	2.529E-07	0.0002456	0	0.0007187
Timber	0.0004329	0.0001781	3.054E-05	1.46E-06	0.000643
Finished Products	0.0001609	0.0004028	2.053E-05	-1.867E-05	0.0005656
Bricks, Blocks and Pavers	0.0003429	1.044E-05	0.0002075	0	0.0005609
Ferrous Metals	0.0004145	0.0001275	6.6E-05	-0.0001071	0.0005008
Glazing	0.0002207	0.0002441	1.01E-05	0	0.0004749
Paints and Finishes	6.837E-05	0.0002057	4.855E-07	0	0.0002746
Cementitious Binders	0.0001402	3.359E-05	5.028E-05	0	0.0002241
Metals (Non-Ferous)	0.000103	0.0001425	1.434E-05	-4.586E-05	0.000214
Bottom 5 Impact Materials					
Plant Based Products (non Timber)	6.436E-07	2.574E-06	0	0	3.218E-06
Asphalt and Bitumen	3.088E-07	2.186E-06	5.551E-08	0	2.55E-06
Fibre Reinforced Plastics and Resins	1.741E-08	9.183E-08	9.516E-10	0	1.102E-07
Generic	0	0	0	0	0

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

Highest and Lowest Impact Templates

	Initial Materials & Construction (A1-A5)	Use Stage Materials & Construction (B1-B5)	Integrated Energy Use (B6)	Plug Load Energy Use (B6+)	Water Supply & Treatment (B7)	End of Life (C1-C4)	Recycling & Energy Export (D)	Total
Top 10 Impact Templates								
Refrigeration, Residential Well Ventilated Fridge Recess Less than 800mm Width	0.002699	0.0135	0	0.0002334	0	1.962E-06	-1.174E-05	0.01642
Wall, External, Masonry, double recycled brick 90-50-90 insulated with foundations and finishes	0.0005913	0.0001433	0	0	0	0.00026	-1.166E-08	0.0009947
Appliances Residential Average (AUS)	2.054E-05	0.0001166	0	0.0005405	0	1.591E-06	-1.419E-05	0.0006651
Wall Internal Type 1, Masonry, Single Brick Wall (90mm) uninsulated with foundations and finishes	0.0003983	9.566E-05	0	0	0	8.418E-05	-5.831E-09	0.0005782
Wall Internal Type 2, Masonry, Single Brick Wall (90mm) uninsulated with foundations and finishes	0.0003983	9.566E-05	0	0	0	8.418E-05	-5.831E-09	0.0005782
Windows, Residential Timber Alu Hybrid frame, Single Glaze, fly screen	0.0002325	0.0002606	0	0	0	1.015E-05	-4.461E-06	0.0004988
Utilities Connection to Site Residential	0.0004453	3.939E-05	0	0	0	1.759E-06	-3.921E-06	0.0004825

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

Lowest Floor - Concrete Slab, 100mm, 25MPa, 3.8% reo (m2)	0.000308	0	0	0	0	0.000114	1.756E-05	0.0004396
Roof - TimberTruss/SteelSheeting/15°Pitch	0.0002913	8.897E-05	0	0	0	2.764E-05	-3.989E-05	0.000368
Cooking, Res Wood Stove and Oven	1.207E-05	4.916E-05	0.0002575	0	0	5.008E-07	-9.124E-06	0.0003101

Bottom 5 Impact Templates

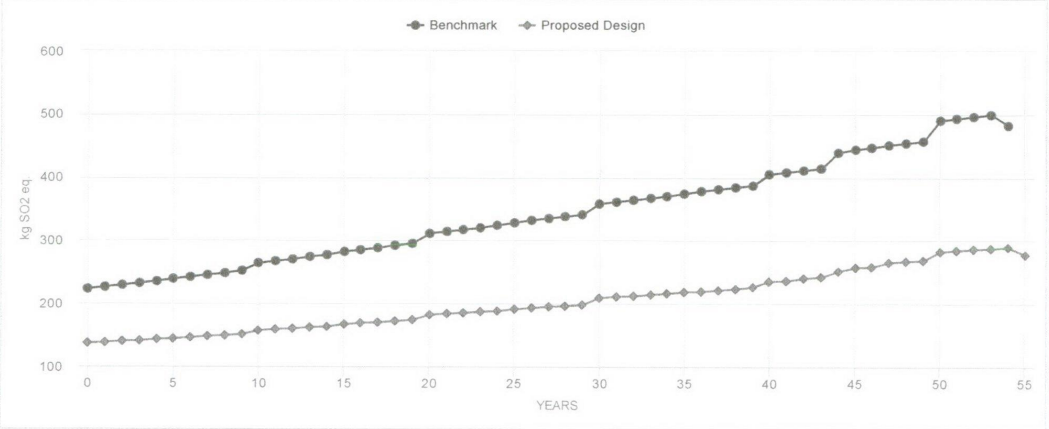
Pool Structure - Concrete	4.596E-05	2.896E-09	0	0	0	5.654E-09	1.451E-10	4.597E-05
LED Residential Lighting (Ultra High Efficiency - 150lm/watt)	3.943E-06	2.091E-05	1.58E-05	0	0	5.308E-08	-8.784E-07	3.984E-05
LED Outdoor Lighting (Residential - Ultra High Efficiency 150lm/watt), m2	2.658E-06	1.296E-05	8.983E-06	0	0	2.913E-08	-4.82E-07	2.415E-05
Swimming Pool Seasonal Temperature Control - No Pool Cover - Gas	2.191E-06	1.424E-05	2.758E-09	0	3.287E-09	3.364E-11	-1.786E-10	1.644E-05
Swimming Pool - Pumps and Filters Ultra Efficient	1.096E-06	5.48E-06	0	0	0	2.651E-11	-5.435E-11	6.577E-06

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

eTool

12.3 Acidification Potential for Soil and Water, AP

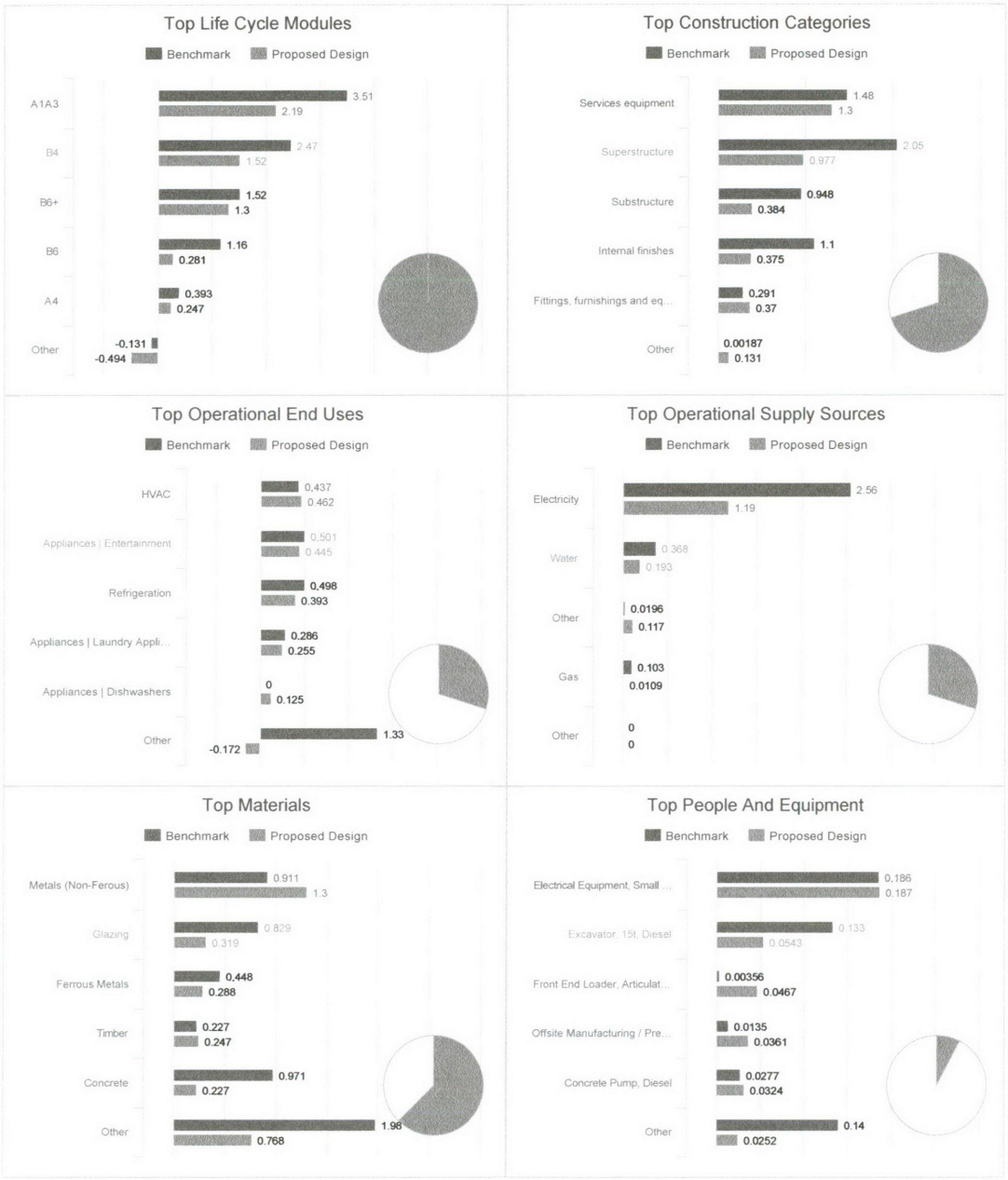
Figure 8: Time series Acidification Potential for Soil and Water, AP chart



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

eTool

Figure 9: Top Five Acidification Potential for Soil and Water, AP chart



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

eTool

Highest and Lowest Impact Materials

	Initial Materials & Construction (A1-A5)	Use Stage Materials & Construction (B1-B5)	End of Life (C1-C4)	Recycling & Energy Export (D)	Total
Top 10 Impact Materials					
Metals (Non-Ferous)	144.9	95.59	0.24	-61.55	179.2
Glazing	20.94	22.67	0.1968	0	43.81
Ferrous Metals	45.75	12.57	1.283	-20.03	39.57
Timber	26.96	9.975	0.7041	-3.667	33.98
Concrete	26.35	0.01124	4.785	0	31.14
Cementitious Binders	19.18	3.555	0.9797	0	23.71
Bricks, Blocks and Pavers	11.14	0.3874	4.044	0	15.57
Finished Products	3.808	10.82	0.2486	-4.007	10.87
Plaster and Mineral Derived Products	4.954	5.414	0.4597	0	10.82
Plastics	2.776	7.198	0.05766	-0.008943	10.02
Bottom 5 Impact Materials					
Gases	0.1357	0.3984	0	0	0.5341
Plant Based Products (non Timber)	0.02939	0.1175	0	0	0.1469
Asphalt and Bitumen	0.00516	0.03745	0.001081	0	0.04369
Fibre Reinforced Plastics	0.005942	0.0298	1.854E-05	0	0.03576

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

eTool

Highest and Lowest Impact Templates

	Initial Materials & Construction (A1-A5)	Use Stage Materials & Construction (B1-B5)	Integrated Energy Use (B6)	Plug Load Energy Use (B6+)	Water Supply & Treatment (B7)	End of Life (C1-C4)	Recycling & Energy Export (D)	Total
Top 10 Impact Templates								
Appliances Residential Average (AUS)	2.889	15.35	0	125	0	0.02992	-4.277	139
Refrigeration, Residential Well Ventilated Fridge Recess Less than 800mm Width	4.14	20.74	0	53.99	0	0.03602	-5.056	73.85
Electrical Fittings - sockets power points wiring embodied only (m2)	63.7	2.216	0	0	0	0.09338	-15.52	50.49
Solar Gas Instantaneous Boost (HWS_App)	16.96	45.49	1.501	0	0	0.06004	-14.12	49.9
Windows, Residential Timber Alu Hybrid frame, Single Glaze, fly screen	22.01	24.16	0	0	0	0.1958	-1.502	44.87
Wall, External, Masonry, double recycled brick 90-50-90 insulated with foundations and finishes	30.9	4.445	0	0	0	5.067	-0.111	40.31
Utilities Connection to Site Residential	28.25	21.84	0	0	0	0.02986	-10.37	39.75
Ducted System Air Source Heat Pump for Heating, higher efficiency (COP/EER 3.8),	2.046	5.178	31.74	0	0	0.005749	-1.183	37.79

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

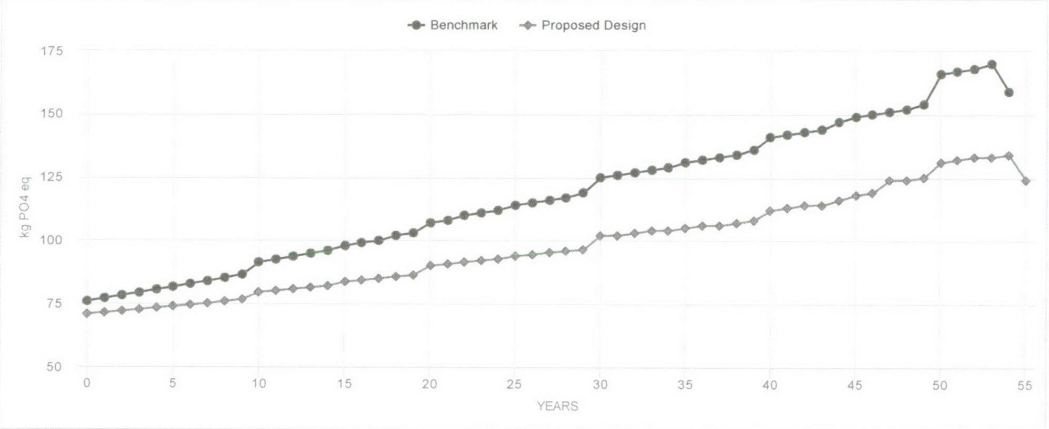
R32 Refrigerant								
Ducted System Air Source Heat Pump for Cooling, higher efficiency (COP/EER 3.8), R32 Refrigerant	2.046	5.178	31.74	0	0	0.005749	-1.183	37.79
Roof - TimberTruss/SteelSheeting/15°Pitch	34.88	9.985	0	0	0	0.5871	-13.82	31.63
Bottom 5 Impact Templates								
Floor Covering - Tiles (ceramic/5mm)	0.9472	1.165	0	0	0	0.02115	0	2.133
Pool Structure - Concrete	0.988	5.926E-05	0	0	0	0.0001101	1.291E-05	0.9882
Swimming Pool Seasonal Temperature Control - No Pool Cover - Gas	0.06391	0.4128	0.000797	0	0.0003957	5.786E-07	-0.00014	0.4778
Swimming Pool - Pumps and Filters Ultra Efficient	0.03182	0.159	0	0	0	4.764E-07	-2.811E-05	0.1908
Solar PV System Residential - Zone 3 (Perth Sydney etc)	7.678	12.9	-48.11	0	0	0.2843	-43.34	-70.6

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

eTool

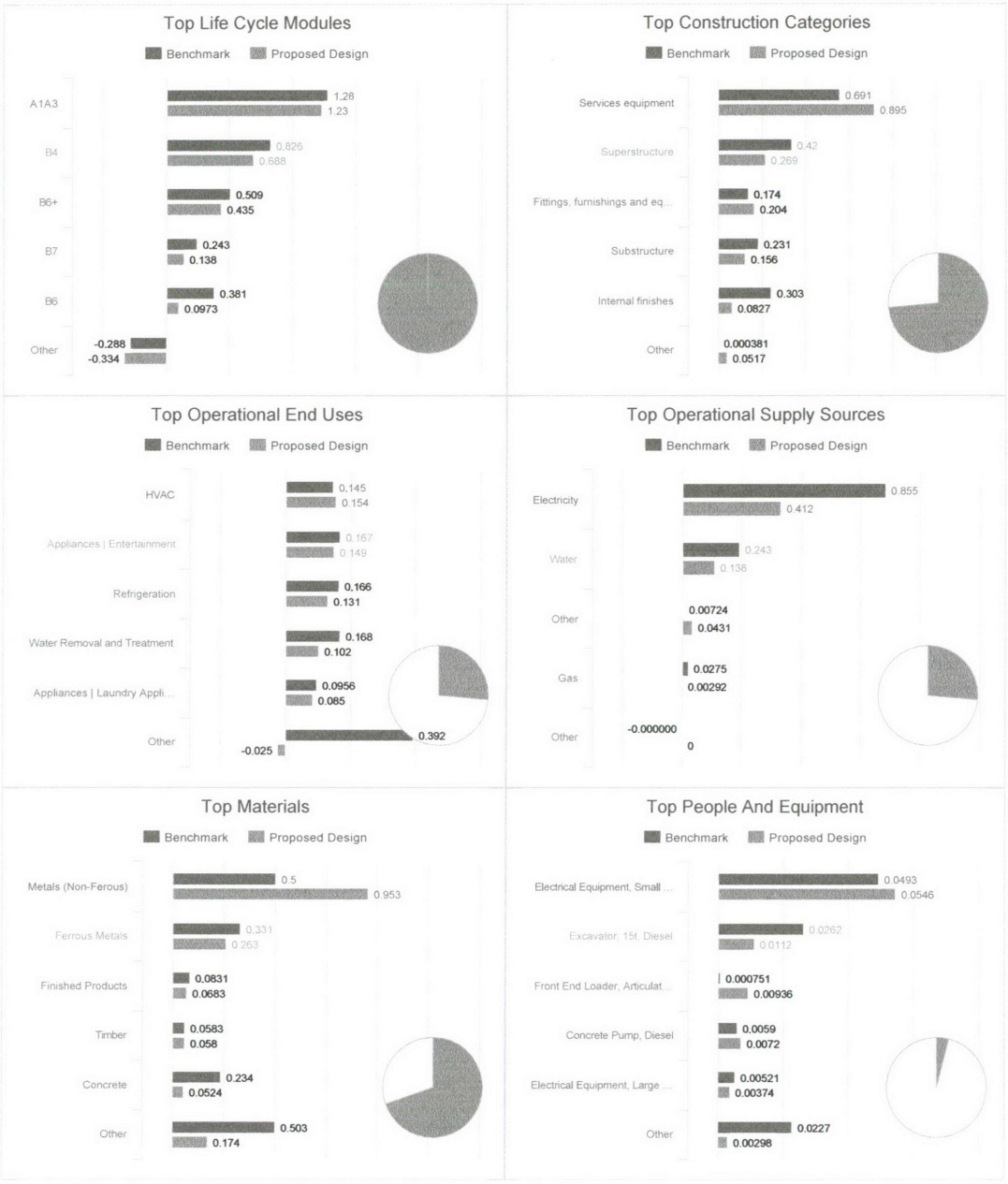
12.4 Eutrophication potential, EP

Figure 10: Time series Eutrophication potential, EP chart



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

Figure 11: Top Five Eutrophication potential, EP chart



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

eTool

Highest and Lowest Impact Materials

	Initial Materials & Construction (A1-A5)	Use Stage Materials & Construction (B1-B5)	End of Life (C1-C4)	Recycling & Energy Export (D)	Total
Top 10 Impact Materials					
Metals (Non-Ferous)	112.9	61.84	0.05002	-43.75	131.1
Ferrous Metals	34.27	7.592	0.2842	-6.032	36.11
Finished Products	1.994	7.699	0.05416	-0.3548	9.393
Timber	6.474	2.286	0.1574	-0.94	7.978
Concrete	6.149	0.002307	1.051	0	7.203
Glazing	2.303	2.502	0.04329	0	4.849
Bricks, Blocks and Pavers	2.485	0.08006	0.8894	0	3.454
Cementitious Binders	2.585	0.4945	0.2153	0	3.294
Plaster and Mineral Derived Products	1.028	1.129	0.101	0	2.258
Carpets and Floor Coverings	0.3502	1.758	0.001416	0	2.11
Bottom 5 Impact Materials					
Gases	0.02271	0.06387	0	0	0.08659
Plant Based Products (non Timber)	0.009981	0.03992	0	0	0.0499
Asphalt and Bitumen	0.001066	0.007827	0.0002376	0	0.009131

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

Highest and Lowest Impact Templates

	Initial Materials & Construction (A1-A5)	Use Stage Materials & Construction (B1-B5)	Integrated Energy Use (B6)	Plug Load Energy Use (B6+)	Water Supply & Treatment (B7)	End of Life (C1-C4)	Recycling & Energy Export (D)	Total
Top 10 Impact Templates								
Appliances Residential Average (AUS)	1.74	9.178	0	41.75	0	0.006529	-2.244	50.43
Electrical Fittings - sockets power points wiring embodied only (m2)	51.63	0.5318	0	0	0	0.01971	-12.79	39.39
Refrigeration, Residential Well Ventilated Fridge Recess Less than 800mm Width	2.517	12.57	0	18.03	0	0.00778	-3.329	29.8
Solar Gas Instantaneous Boost (HWS_App)	11.73	25.67	0.4019	0	0	0.01285	-8.789	29.03
Utilities Connection to Site Residential	18.77	17.53	0	0	0	0.006277	-8.538	27.76
Water Use and Treatment (eTool Turbo)	0	0	5.036E-08	0	18.99	0	0	18.99
Standard 1st Bathroom - WC/Shower-bath/Basin/WallTiles	17.26	0.9912	0	0	0	0.0219	-4.121	14.15
Ducted System Air Source Heat Pump for Heating, higher efficiency (COP/EER 3.8), R32 Refrigerant	1.437	2.957	10.6	0	0	0.001236	-0.9037	14.09
Ducted System	1.437	2.957	10.6	0	0	0.001236	-0.9037	14.09

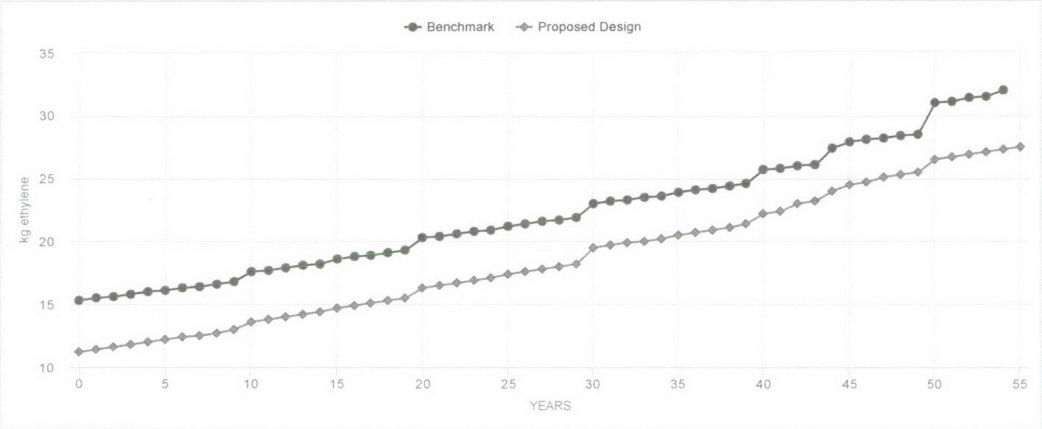
Independent review not completed on this study, use caution when interpreting the report.

Air Source Heat Pump for Cooling, higher efficiency (COP/EER 3.8), R32 Refrigerant								
Concrete Floor - 150mm elevated slab, 40MPa, 3.8% reo (Geopolymer Concrete, 90% Fly Ash)	16.01	0	0	0	0	0.1418	-2.673	13.48
Bottom 5 Impact Templates								
Floor Covering - Tiles (ceramic/5mm)	0.2512	0.2995	0	0	0	0.00465	0	0.5554
Pool Structure - Concrete	0.247	2.042E-05	0	0	0	2.422E-05	1.137E-05	0.247
Swimming Pool Seasonal Temperature Control - No Pool Cover - Gas	0.02066	0.1322	0.0002535	0	0.0001266	1.223E-07	-8.911E-05	0.1532
Swimming Pool - Pumps and Filters Ultra Efficient	0.0102	0.051	0	0	0	1.018E-07	-1.026E-05	0.0612
Solar PV System Residential - Zone 3 (Perth Sydney etc)	2.021	4.271	-16.07	0	0	0.06148	-10.81	-20.53

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

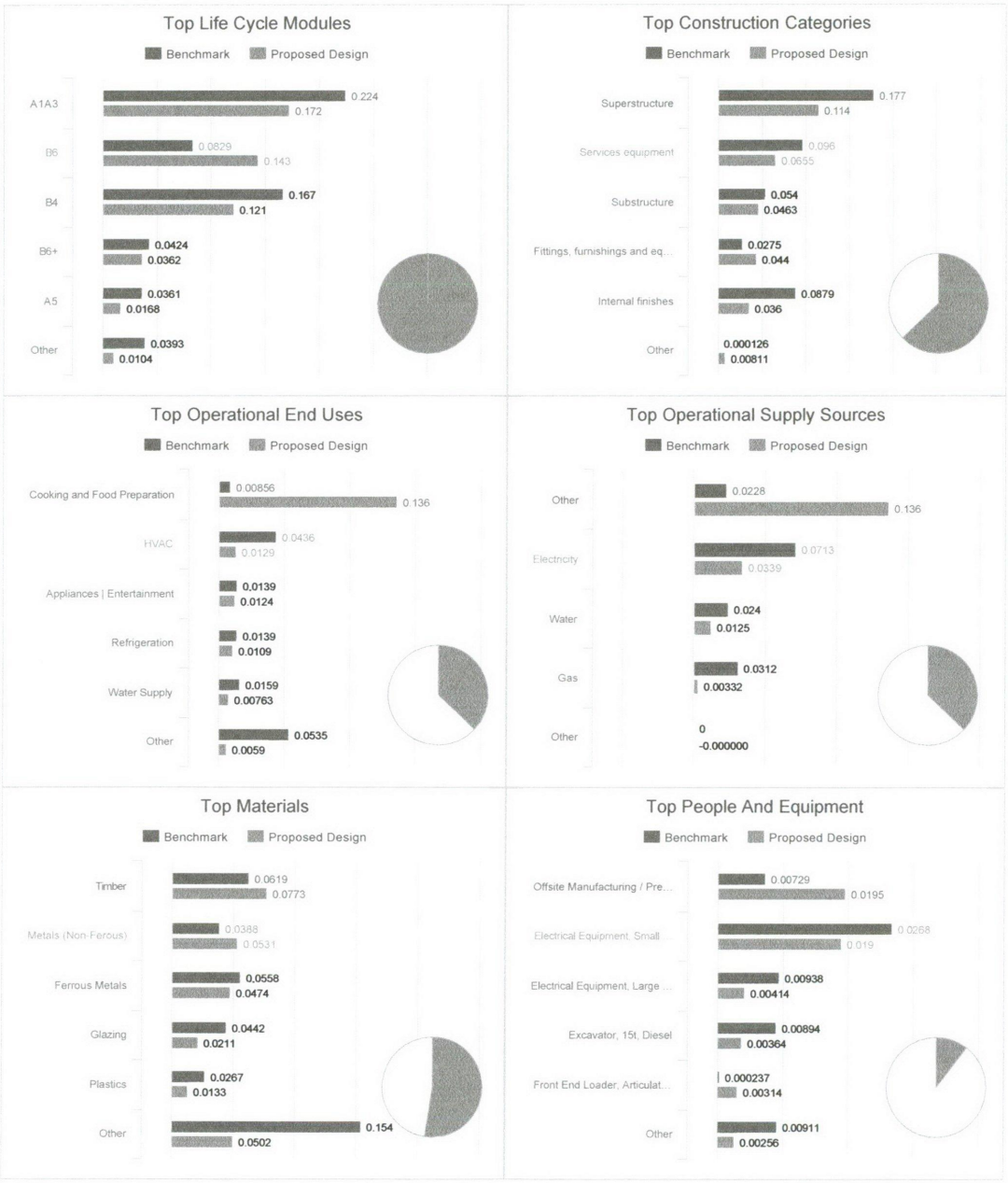
12.5 Photochemical Ozone Creation Potential, POCP

Figure 12: Time series Photochemical Ozone Creation Potential, POCP chart



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

Figure 13: Top Five Photochemical Ozone Creation Potential, POCP chart



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

Highest and Lowest Impact Materials

	Initial Materials & Construction (A1-A5)	Use Stage Materials & Construction (B1-B5)	End of Life (C1-C4)	Recycling & Energy Export (D)	Total
Top 10 Impact Materials					
Timber	7.668	2.17	0.8927	-0.09988	10.63
Metals (Non-Ferous)	5.728	4.087	0.01565	-2.532	7.299
Ferrous Metals	5.783	1.495	0.08505	-0.8429	6.521
Glazing	1.415	1.478	0.01124	0	2.905
Plastics	0.4551	1.37	0.003472	-0.0004217	1.828
Concrete	1.172	0.0004638	0.2718	0	1.445
Bricks, Blocks and Pavers	0.8169	0.01717	0.2308	0	1.064
Cementitious Binders	0.8383	0.1575	0.05565	0	1.051
Finished Products	0.1958	0.5956	0.009515	-0.2207	0.5803
Paints and Finishes	0.1402	0.4208	0.0005373	0	0.5616
Bottom 5 Impact Materials					
Gases	0.005385	0.01572	0	0	0.0211
Plant Based Products (non Timber)	0.001653	0.006613	0	0	0.008266
Asphalt and Bitumen	0.0003763	0.002625	6.125E-05	0	0.003063
Fibre Reinforced Plastics and Resins	0.0001829	0.0009199	1.053E-06	0	0.001103

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

Highest and Lowest Impact Templates

	Initial Materials & Construction (A1-A5)	Use Stage Materials & Construction (B1-B5)	Integrated Energy Use (B6)	Plug Load Energy Use (B6+)	Water Supply & Treatment (B7)	End of Life (C1-C4)	Recycling & Energy Export (D)	Total
Top 10 Impact Templates								
Cooking, Res Wood Stove and Oven	0.1298	0.4612	18.65	0	0	0.0006269	-0.1125	19.13
Appliances Residential Average (AUS)	0.2665	1.422	0	3.48	0	0.001937	-0.2243	4.947
Concrete Floor - 150mm elevated slab, 40MPa, 3.8% reo (Geopolymer Concrete, 90% Fly Ash)	4.938	0	0	0	0	0.1223	-0.474	4.586
Refrigeration, Residential Well Ventilated Fridge Recess Less than 800mm Width	0.39	1.953	0	1.503	0	0.002322	-0.2482	3.6
Roof - TimberTruss/SteelSheeting/15°Pitch	2.746	0.5944	0	0	0	0.4134	-0.2227	3.531
Lowest Floor - Concrete Slab, 100mm, 25MPa, 3.8% reo (m2)	3.04	0	0	0	0	0.1823	0.2409	3.463
Solar Gas Instantaneous Boost (HWS_App)	0.8763	2.721	0.4558	0	0	0.00374	-0.6201	3.437
Windows, Residential Timber Alu Hybrid frame, Single Glaze, fly screen	1.523	1.663	0	0	0	0.01128	-0.08539	3.112
Wall, External, Masonry, double	1.813	0.4558	0	0	0	0.3055	-0.003274	2.571

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

eTool

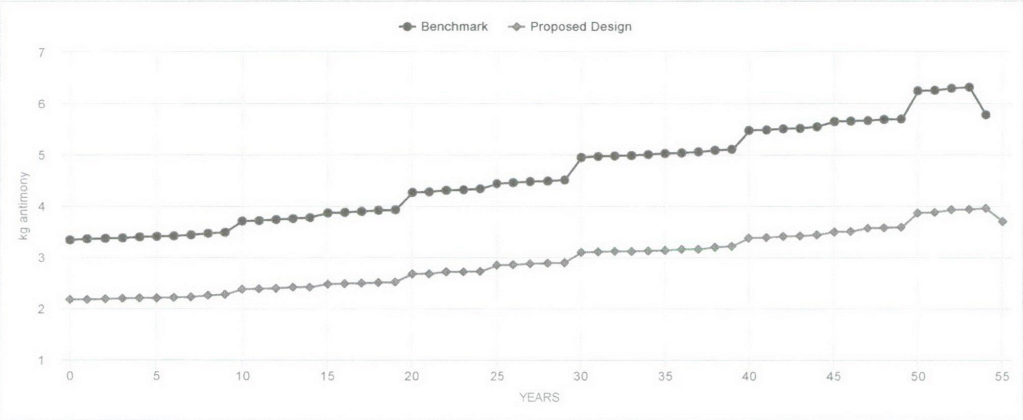
recycled brick 90-50-90 insulated with foundations and finishes								
Electrical Fittings - sockets power points wiring embodied only (m2)	2.598	0.3327	0	0	0	0.005964	-0.5968	2.34
Bottom 5 Impact Templates								
LED Outdoor Lighting (Residential - Ultra High Efficiency 150lm/watt), m2	0.01252	0.06216	0.05784	0	0	3.652E-05	-0.002232	0.1303
Pool Structure - Concrete	0.06227	5.85E-06	0	0	0	6.287E-06	2.037E-06	0.06229
Swimming Pool Seasonal Temperature Control - No Pool Cover - Gas	0.003502	0.02266	7.493E-05	0	2.656E-05	3.773E-08	-4.309E-06	0.02626
Swimming Pool - Pumps and Filters Ultra Efficient	0.001747	0.008736	0	0	0	2.96E-08	-1.392E-06	0.01048
Solar PV System Residential - Zone 3 (Perth Sydney etc)	0.4048	0.7063	-1.339	0	0	0.01185	-1.269	-1.486

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

eTool

12.6 Abiotic Depletion Potential - Elements, ADPE

Figure 14: Time series Abiotic Depletion Potential - Elements, ADPE chart



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

eTool

Highest and Lowest Impact Materials

	Initial Materials & Construction (A1-A5)	Use Stage Materials & Construction (B1-B5)	End of Life (C1-C4)	Recycling & Energy Export (D)	Total
Top 10 Impact Materials					
Ferrous Metals	2.798	0.9099	0.007275	-0.8196	2.896
Finished Products	0.4477	1.52	0.0009411	-0.002801	1.966
Metals (Non-Ferous)	1.4	0.7725	0.0004541	-0.5396	1.633
Ceramics	0.1369	0.2119	0.0007953	0	0.3496
Paints and Finishes	0.05778	0.1729	8.408E-05	0	0.2307
Concrete	0.1497	4.49E-05	0.04254	0	0.1923
Timber	0.08832	0.04035	0.005641	0.0009232	0.1352
Carpets and Floor Coverings	0.01738	0.08722	5.813E-05	0	0.1046
Bricks, Blocks and Pavers	0.06128	0.001544	0.0365	0	0.09932
Insulation	0.02868	0.03057	0.0003389	0	0.05959
Bottom 5 Impact Materials					
Rubber	0.00252	0.00603	8.243E-06	0	0.008559
Plant Based Products (non Timber)	0.0001255	0.000502	0	0	0.0006275
Asphalt and Bitumen	2.734E-05	0.0002211	9.521E-06	0	0.000258
Fibre Reinforced Plastics	9.769E-06	4.967E-05	1.648E-07	0	5.96E-05

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

Highest and Lowest Impact Templates

	Initial Materials & Construction (A1-A5)	Use Stage Materials & Construction (B1-B5)	Integrated Energy Use (B6)	Plug Load Energy Use (B6+)	Water Supply & Treatment (B7)	End of Life (C1-C4)	Recycling & Energy Export (D)	Total
Top 10 Impact Templates								
Solar PV System Residential - Zone 3 (Perth Sydney etc)	0.3501	0.9835	-0.1922	0	0	0.000984	-0.06269	1.079
Concrete Floor - 150mm elevated slab, 40MPa, 3.8% reo (Geopolymer Concrete, 90% Fly Ash)	1.111	0	0	0	0	0.003821	-0.1872	0.9277
Appliances Residential Average (AUS)	0.05899	0.3163	0	0.4996	0	0.0001587	-0.08547	0.7896
Lowest Floor - Concrete Slab, 100mm, 25MPa, 3.8% reo (m2)	0.536	0	0	0	0	0.0186	0.09849	0.6531
Roof - TimberTruss/SteelSheeting/15°Pitch	0.7682	0.1389	0	0	0	0.004663	-0.3283	0.5835
Refrigeration, Residential Well Ventilated Fridge Recess Less than 800mm Width	0.05669	0.2827	0	0.2157	0	0.000173	-0.04756	0.5077
Electrical Fittings - sockets power points wiring embodied only (m2)	0.6431	0.01389	0	0	0	0.0002912	-0.1587	0.4986
Utilities Connection to Site Residential	0.2743	0.3297	0	0	0	7.26E-05	-0.1069	0.4971
Solar Gas Instantaneous	0.1553	0.3779	0.0004199	0	0	0.0003034	-0.1106	0.4235

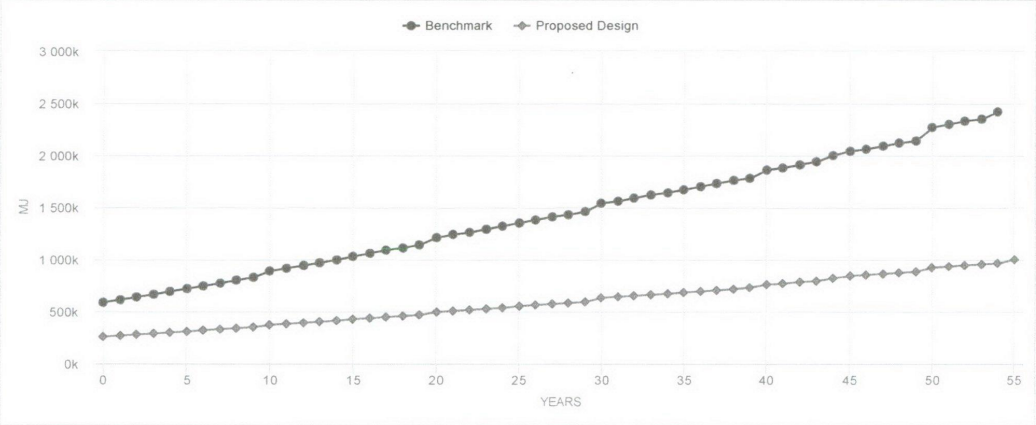
Independent review not completed on this study, use caution when interpreting the report.

Boost (HWS_App)								
Standard 1st Bathroom - WC/Shower-bath/Basin/WallTiles	0.2895	0.1612	0	0	0	0.0007226	-0.07557	0.3759
Bottom 5 Impact Templates								
Floor Covering - 19mm timber, nail down (superstructure)	0.009404	0.009405	0	0	0	1.777E-06	-7.331E-05	0.01873
Demolition - Residential (End-of-Life)	0	0	0	0	0	0.01809	0	0.01809
Pool Structure - Concrete	0.0125	2.401E-06	0	0	0	9.696E-07	8.17E-07	0.01251
Swimming Pool Seasonal Temperature Control - No Pool Cover - Gas	0.0006494	0.004194	2.474E-06	0	1.926E-06	1.576E-09	-2.153E-06	0.004845
Swimming Pool - Pumps and Filters Ultra Efficient	0.0003274	0.001638	0	0	0	2.753E-09	-1.223E-07	0.001966

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

12.7 Abiotic Depletion Potential – Fossil Fuels, ADPF

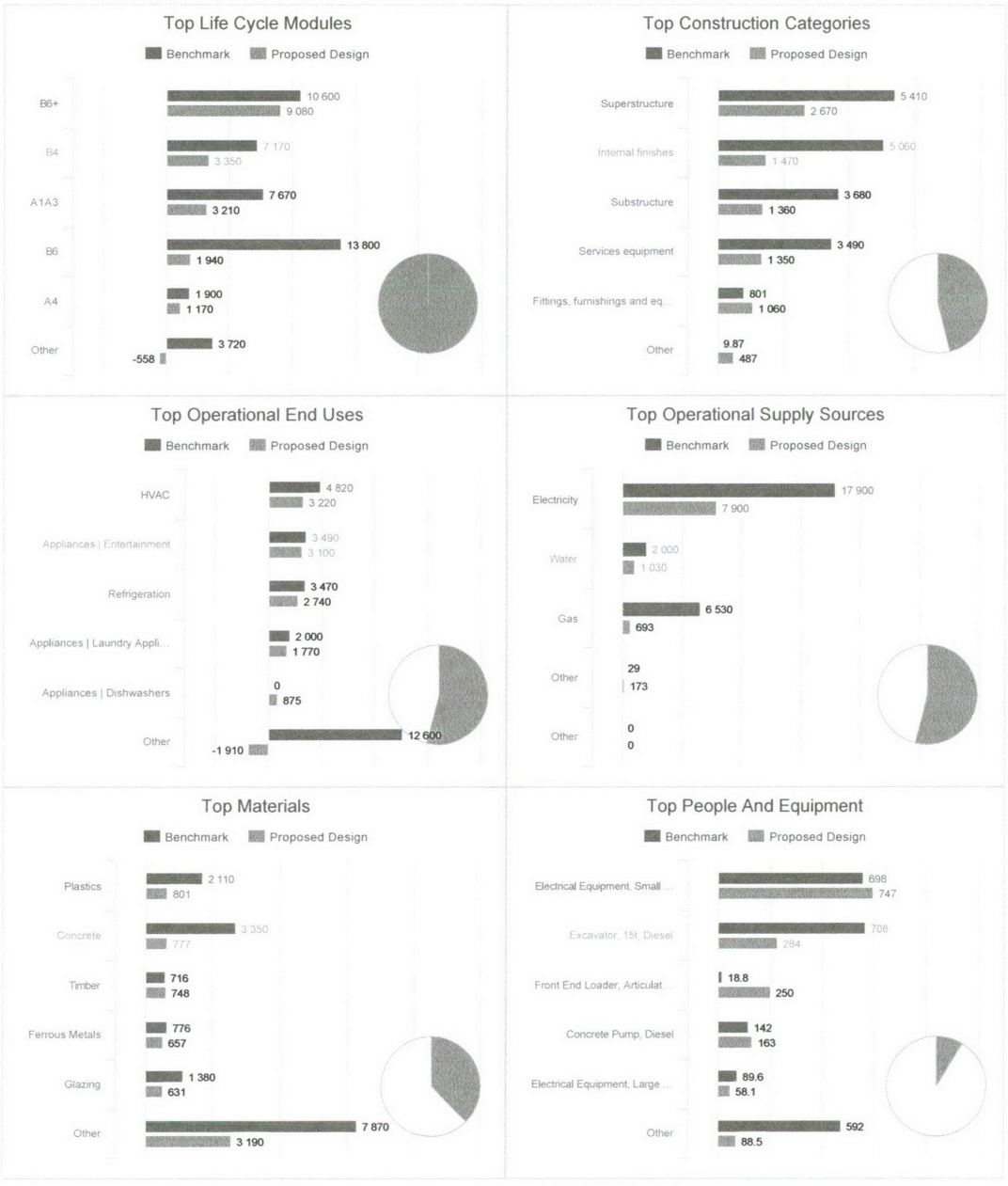
Figure 16: Time series Abiotic Depletion Potential – Fossil Fuels, ADPF chart



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

eTool

Figure 17: Top Five Abiotic Depletion Potential – Fossil Fuels, ADPF chart



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

Highest and Lowest Impact Materials

	Initial Materials & Construction (A1-A5)	Use Stage Materials & Construction (B1-B5)	End of Life (C1-C4)	Recycling & Energy Export (D)	Total
Top 10 Impact Materials					
Plastics	35134	74671	300.2	-33.11	110073
Concrete	82491	37.81	24354	0	106884
Timber	65388	26964	2902	7554	102810
Ferrous Metals	89289	32259	6326	-37498	90377
Glazing	41178	44560	1001	0	86739
Bricks, Blocks and Pavers	52719	1396	20575	0	74690
Cementitious Binders	43368	8530	4986	0	56884
Metals (Non-Ferous)	29696	43148	1292	-19051	55086
Carpets and Floor Coverings	7737	38853	32.76	0	46623
Finished Products	15077	37408	1311	-8591	45205
Bottom 5 Impact Materials					
Gases	321.4	911.9	0	0	1233
Plant Based Products (non Timber)	102	408.3	0	0	510.3
Asphalt and Bitumen	39.57	270.4	5.505	0	315.5
Fibre Reinforced Plastics	17.52	88.12	0.09435	0	105.7

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

Highest and Lowest Impact Templates

	Initial Materials & Construction (A1-A5)	Use Stage Materials & Construction (B1-B5)	Integrated Energy Use (B6)	Plug Load Energy Use (B6+)	Water Supply & Treatment (B7)	End of Life (C1-C4)	Recycling & Energy Export (D)	Total
Top 10 Impact Templates								
Appliances Residential Average (AUS)	7283	39474	0	871534	0	151	-6455	911988
Refrigeration, Residential Well Ventilated Fridge Recess Less than 800mm Width	8006	40387	0	376378	0	184.5	-5111	419845
Ducted System Air Source Heat Pump for Heating, higher efficiency (COP/EER 3.8), R32 Refrigerant	1936	10838	221316	0	0	29.73	-399.6	233721
Ducted System Air Source Heat Pump for Cooling, higher efficiency (COP/EER 3.8), R32 Refrigerant	1936	10838	221316	0	0	29.73	-399.6	233721
Solar Gas Instantaneous Boost (HWS_App)	11098	54296	95270	0	0	313.2	-7772	153205
Wall, External, Masonry, double recycled brick 90-50-90 insulated with foundations and finishes	104962	18917	0	0	0	25773	194.4	149847
Water Use and Treatment (eTool Turbo)	0	0	0.001051	0	141076	0	0	141076
Windows, Residential Timber Alu Hybrid	45084	51187	0	0	0	1000	-2144	95128

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

frame, Single Glaze, fly screen								
Wall Internal Type 1, Masonry, Single Brick Wall (90mm) uninsulated with foundations and finishes	65241	14843	0	0	0	8341	97.22	88524
Wall Internal Type 2, Masonry, Single Brick Wall (90mm) uninsulated with foundations and finishes	65241	14843	0	0	0	8341	97.22	88524

Bottom 5 Impact Templates

Floor Covering - Tiles (ceramic/5mm)	3855	4942	0	0	0	107.6	0	8905
Pool Structure - Concrete	4742	0.309	0	0	0	0.5601	0.04571	4743
Swimming Pool Seasonal Temperature Control - No Pool Cover - Gas	269.6	1752	16.36	0	2.472	0.003067	-0.04514	2040
Swimming Pool - Pumps and Filters Ultra Efficient	134.9	674.3	0	0	0	0.002493	-0.02548	809.3
Solar PV System Residential - Zone 3 (Perth Sydney etc)	20127	39920	-335443	0	0	1504	-320240	-594131

15 Conclusion

The report shows that the Proposed Design has lower Global Warming Potential, GWP impact than the Benchmark Design. The **Non-integrated Energy (B6+)** GWP Impacts are the most dominant life cycle module in the Proposed Design Design followed by the **Replacement (B4)** and then **Product Stage (A1A3)**.

Further analysis reveals:

- The **Superstructure** is the highest impact construction category,
- **HVAC** is the highest operational impact by demand category,
- The **Electricity** is this highest impact operational impact by supply source,
- **Cementitious Binders | Mortars and Renders | 1 cement : 4 sand** is the highest impact material category,
- **Electrical Equipment, Small with transport and tradestaff, Electricity** is the highest people and equipment impact

In addition to GWP, other indicators were included in the study, the results of which are summerised below.

The Proposed Design shows an expected performance improvement against the Benchmark Design for 6 indicators:

- 59% **saving** in GWP impacts
- 43% **increase** in ODP impacts
- 43% **saving** in AP impacts
- 24% **saving** in EP impacts
- 16% **saving** in POCP impacts
- 37% **saving** in ADPE impacts
- 59% **saving** in ADPF impacts

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. **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.**
13. **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.**

9.2 NO. 12 (LOTS: 69 AND 80; PLAN: 4576) BROOKMAN STREET, PERTH - ALTERATIONS AND ADDITIONS TO SINGLE HOUSE SECTION 31 RECONSIDERATION

Ward: South

Attachments:

1. Consultation and Location Plan
2. Development Plans
3. Perspectives
4. Heritage Impact Statement
5. 16 May 2023 Council Minutes and Refused Plans
6. 8 September 2023 Superseded Development Plans
7. Summary of Submissions - Applicant Response
8. Summary of Submissions - Administration Response
9. Determination Advice Notes

RECOMMENDATION:

That Council, in accordance with Section 31 of the *State Administrative Tribunal Act 2004*, SETS ASIDE its decision dated 16 May 2023 and SUBSTITUTES its new decision to, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVE the application for Alterations and Additions to Single House at No. 12 (Lots: 69 and 80; P: 4576) Brookman Street, Perth in accordance with the plans shown in Attachment 2 with the associated determination advice notes in Attachment 9, subject to the following conditions:

1. Development Plans

This approval is for Alterations and Additions to Single House as shown on the approved plans dated 13 October 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 antennas, 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. 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, face brick or limestone, or material as otherwise approved, to the satisfaction of the City;

4. Colours and Materials

4.1 Prior to the lodgement of a building permit, a schedule providing detailed specifications of the colour and texture of the building materials, consistent with the annotations on the approved plans, must be submitted to, and approved by the City; and

4.2 The development shall be finished, and thereafter maintained, in accordance with the schedule identified in Condition 4.1, prior to occupation of the approved development;

5. Landscaping

5.1 A detailed landscape and reticulation plan for the development site, to the satisfaction of the City, shall be lodged with and approved by the City prior to commencement of the development and show the following:

- **Areas to be irrigated or reticulated;**
- **The location and type of proposed plants including the provision of a minimum of one tree on the subject site within the deep soil area; and**

5.2 All works shown in the plans as identified in Condition 5.1 above shall be undertaken in accordance with the approved plans to the City's satisfaction, prior to occupancy or use of the approved development and maintained thereafter to the satisfaction of the City at the expense of the owners/occupiers;

6. 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 reports of the adjoining properties at Nos. 10 and 14 Brookman 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;

7. Vehicle Access and Manoeuvring

7.1 Prior to the lodgement of a Building Permit, amended plans shall be submitted to and approved by the City, showing the garage door to be 3 metres wide, to the satisfaction of the City;

7.2 The layout and dimensions of all parking area shall be in accordance with Australian Standard AS2890.1;

7.3 Car parking 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; and

7.4 Prior to the first occupation or use of the garage, the kerbing and access point to Wellman Street shall be modified to align with the approved garage door. The kerb, bitumen and paving shall be made good at the applicant/owner's expense, to the satisfaction of the City; and

8. 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 reconsider a development application for Alterations and Additions to a Single House at No. 12 Brookman Street, Perth (the subject site) at the invitation of the State Administration Tribunal (SAT).

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 subject site measures 10.1 metres wide by 30.2 metres long. The site and surrounding heritage properties are zoned Residential R25. The density coding and intended built form is reflective of the historic intensity and pattern of development within the Precinct. Lots within the Precinct have a north west/ south east orientation and are vulnerable to overshadowing.

The alterations and additions proposed include a two storey rear addition to the existing dwelling, including modifications to the existing heritage building, and the construction of a new standalone garage and gym located to the rear boundary of the site. The proposed development plans and perspectives are included as **Attachments 2** and **3** respectively.

At its Ordinary Meeting on 16 May 2023, Council resolved to refuse the development application for Alterations and Additions to Single House on the subject site consistent with Administration's recommendation. The reasons for refusal are summarised as:

- The combination of the proposed setbacks, building design and open space resulted in bulk and scale that was not compatible with the Precinct;
- The proposed development did not minimise the extent of overshadowing and would adversely affect the amenity of the adjoining property;
- Design detailing of the additions having character design elements including gabled dormer windows and finials which resulted in insufficient differentiation between the existing dwelling and the proposed addition, detracting from the cultural significance of the place; and
- Insufficient information had been provided to demonstrate that the demolition of the rear water closet (WC) would not adversely affect the heritage significance of the subject site and broader Precinct.

A copy of the minutes of the 16 May 2023 Ordinary Meeting and plans considered at that meeting (the previous proposal) is included as **Attachment 5**.

The landowner applied to the SAT on 4 June 2023 to review Council's decision to refuse the development application. A mediation session was held on 26 July 2023, at which Council was invited to reconsider its decision pursuant to Section 31 of the *State Administrative Tribunal Act 2004*.

The applicant has submitted amended plans for Council to consider. Key changes from the previous proposal include the following:

- Reduction of the height of the master bedroom dormer window to the south western lot boundary removal of eaves, and increase in the setback from the south western lot boundary;
- Removal of the gabled dormer windows to the south eastern elevation and recessing of upper floor openings into the roof space;
- Provision of limestone cladding to portions of the north east and south west elevations of the proposed rear addition;
- Removal of timber bracket detail to eave of rear addition;
- Reconfiguration of the proposed garage and gym; and
- Retention of the existing rear WC.

The proposal seeks a design principles assessment against planning elements relating to the building design. These include street setback, lot boundary walls, open space, overshadowing, visual privacy and demolition of original elements of the existing dwelling. A performance-based assessment is also required against the City's Brookman/Moir Guidelines and the Heritage Policy.

It is recommended that Council's decision of 16 May 2023 be set aside and be substituted with a new decision to approve the application.

This is because the amended plans as included in **Attachment 2** adequately address the City's reasons for refusal of the previous proposal by:

- Reducing the extent and impact of overshadowing of the adjoining property and the presentation of building bulk by:
  - Removing the gabled dormer windows to the south eastern elevation;
  - Reducing the dimensions of, and removing the eaves from the first floor dormer window to the south western elevation; and has received support from the City's Design Review Panel member; and
  - Reconfiguration of the proposed gym and garage.
- Removing decorative trim which imitated elements of the existing dwelling to ensure the development would be sympathetic to the existing building and intended character of the place; and
- Retention of the rear WC which would allow this element of the original subdivision of the Precinct to be preserved.

These changes to the plans are supported by the City's DRP Member.

PROPOSAL:

The application proposes alterations and additions to the rear of the existing single-storey single house on the subject site consisting of the following:

- Demolition of rear dwelling additions, including the existing kitchen, bathroom, study, laundry, and internal water closet. All structures proposed to be demolished do not form part of the original heritage fabric of the place, except for the south eastern dining room wall and proposed new doorway to the north eastern elevation;
- Demolition of the existing carport and store room, adjacent to Wellman Street;
- Reconstruction of a chimney to the north eastern elevation of the original dwelling, that had previously been removed;
- Construction of a new bathroom and laundry within the original dining room and creation of a new doorway to the north eastern elevation of the original dining room;
- Construction of a new two-storey addition comprising a kitchen and dining room on the ground floor and master bedroom, Juliet balcony and ensuite on the first floor; and
- Construction of a free-standing garage and gym with a nil setback to Wellman Street.

The proposed development plans are included as **Attachment 2**. The applicant's supporting documentation including Perspectives and an updated Heritage Impact Statement are included as **Attachments 3** and **4** respectively.

BACKGROUND:

Landowner:	Peter Arnell
Applicant:	Hamza Hotait
Client:	Peter Arnell and Helen Arnell
Date of Application:	22 July 2022
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R25
Built Form Area:	Residential
Existing Land Use:	Single House
Proposed Use Class:	Single House
Lot Area:	302m² and 2m² (Multi-lot title)
Right of Way (ROW):	N/A
Heritage List:	City of Vincent Heritage List – Management Category A State Register of Heritage Places

Site Characteristics, Context and Zoning

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

The subject site and adjoining heritage listed properties are zoned Residential R25 under LPS2 and are located within the Residential Built Form Area under the Built Form Policy, with a permitted building height of two storeys.

The subject site accommodates an existing single storey single house and outbuildings. The Precinct was developed for housing in 1897. The subject site measures 10.1 metres wide and 30.2 metres long. Lots within the Precinct have a north west/south east orientation and are vulnerable to overshadowing from development to the north.

Nos. 10 and 12 Brookman Street appear as a duplex when viewed from Brookman Street and share a common boundary wall. Both properties have existing extensions at the rear that do not form part of the original houses. The roofline of these rear additions slopes down from where it joins the original house. The addition at No. 10 Brookman Street is the taller of the two additions, with a roof sloping down from 3.9 metres to 2.7 metres.

The backyard of No. 10 Brookman Street is predominately concreted, with garden beds along the north east and southwest lot boundaries. The backyard is not formally separated into different spaces and does not include a clearly defined outdoor living area. The southern portion of the backyard has a vehicle access to Wellman Street and is used for car parking and the storage of bins. The north eastern portion of the site includes a tree that is approximately 6 to 7 metres high, and a sheet metal shed to the Wellman Street boundary. The northern portion of the backyard includes a rotary clothesline. A review of available imagery indicates that the verandah to the south eastern elevation of the house and the northern corner of the backyard both act as outdoor living areas.

At its 12 June 2001 Ordinary Meeting, Council resolved to amend the Town Planning Scheme No. 1 to rezone the Brookman and Moir Streets Precinct from Residential R80 to Residential R25. The intention of this rezoning was to limit the subdivision and development potential of the precinct to reflect its heritage status. The Residential R25 coding has continued under LPS2.

In 2005 Council approved the construction of a combined carport, patio and store on the subject site with a nil setback to Wellman Street. This is proposed to be demolished as part of this development.

Heritage Listing

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 Register of Heritage Places.

The Heritage Council of WA's (HCWA) 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.

The assessment documentation that was used to inform inclusion of the Precinct on the State Register of Heritage Places included a detailed physical description of No. 12 Brookman Street. Portions of the description relevant to this application are summarised as follows:

- *The front façade is tuck-pointed. The north eastern external wall is rendered. Stucco banding and sills, double-hung sash windows and timber-framed corrugated iron roof;*
- *One set of tuck-pointed and stucco-moulded chimneys remain. Those on the north eastern elevation have been removed as have the fireplaces within the rooms below;*
- *The main roof has been replaced with zincalume sheeting and sympathetic modern guttering;*
- *There is a rendered brick external water closet to the south western boundary;*
- *The dining room has had its south western wall removed, making it part of the adjacent room; and*
- *The original rear verandah, bathroom and pantry have been demolished and a new skillion roof has been constructed over a new kitchen, bathroom, vestibule, laundry and water closet.*

This physical description provides information about the heritage integrity of the existing building fabric on the site.

Refused Proposal

At its Ordinary Meeting on 16 May 2023, Council resolved to refuse the development application for Alterations and Additions to Single House at the subject site, in accordance with Administration's recommendation, for the following reasons:

1. *The proposed provision of open space does not satisfy the Design Principles of Clause 5.1.4 of State Planning Policy 7.3: Residential Design Codes – Volume 1, the development considerations of the City of Vincent Planning and Building Policy Manual Appendix 6 – Brookman and Moir Streets Development Guidelines, and performance criteria of Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties, for the following reasons:*

    1.1 *The building footprint of the additions would result in building bulk on the site that is inconsistent with the expectations of the R25 density code and the modest scale of the Brookman and Moir Streets Precinct; and*

    1.2 *The building footprint and scale would not be compatible with or respectful of the adjoining properties and wider precinct;*

2. *The proposed solar access to adjoining sites does not satisfy the Design Principles of Clause 5.4.2 of State Planning Policy 7.3: Residential Design Codes – Volume 1 or objectives of the Brookman and Moir Streets Development Guidelines because the shadow from the additions would adversely impact the amenity of the adjoining property by restricting existing solar access to an outdoor living area;*

3. *The demolition of the rear water closet does not satisfy the development controls of the City of Vincent Planning and Building Policy Manual Appendix No. 6 Brookman and Moir Streets Development Guidelines because it has not been demonstrated that it would not adversely impact the cultural heritage significance associated with the heritage place, through the removal of development which represents an original component of the subdivision of the Brookman and Moir Streets Precinct;*

4. The scale, form and architectural detailing of the proposed two storey addition would not satisfy the objectives of the City of Vincent Planning and Building Policy Manual Appendix No. 6 Brookman and Moir Streets Development Guidelines, objectives of City of Vincent Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties or development principles of State Planning Policy 3.5 – Historic Heritage Conservation. This is because it would not be respectful of, or compatible with, the heritage fabric of the subject site and adjoining properties, and would not appropriately interpret the heritage significance of the dwellings within the Brookman and Moir Streets Precinct with a high quality contemporary design;

5. As a result of the demolition and cumulative impact of building bulk, scale, appearance and overshadowing from the proposed additions, for reasons 1 to 4, the development would:

5.1 adversely affect the cultural heritage significance of the subject site and broader Brookman and Moir Streets Heritage Precinct (Clause 67(2)(k), (l) (f) (g) and (x) of the Deemed Provisions in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015);

5.2 not be compatible with the existing or desired character of the local area, as defined by the Brookman and Moir Streets Development Guidelines (Clause 67(2)(g) and (m) of the Deemed Provisions in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015);

5.3 have an adverse and detrimental impact on the amenity of the adjoining property and character of the locality in accordance with Clause 67(n) of the Deemed Provisions in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015; and

5.4 not enhance the amenity and character of the existing neighbourhood and is not compatible with the established area in accordance with the objectives of the Residential Zone under Local Planning Scheme No. 2.

State Administrative Tribunal Appeal & Process

The State Administrative Tribunal (SAT) is the primary place for the review of decisions made by Government Officials and industry boards and is also where a wide variety of original decisions are made.

For planning matters, if an applicant wishes to review a decision made by the City, they can apply to the SAT for appeal.

On 4 June 2023 following Council's refusal of the application, the landowner applied for a review of this decision via the SAT. Following appeal, the applicant and the City agreed to proceed to a mediation session. The purpose of mediation is to resolve a dispute by settlement between the parties, designed to help the parties find constructive solutions to their problems.

A mediation session was held on 26 July 2023 with the City's Officers and a Councillor in attendance. At the conclusion of the mediation the SAT invited the City to reconsider its decision pursuant to Section 31 of the *State Administrative Tribunal Act 2004*. The City was invited to reconsider its decision as the applicant agreed to make amendments to the proposed plans in effort to address Council's reasons for refusal.

The key modifications to the proposal that have been made following mediation are summarised as follows:

- Setback of the master bedroom dormer window to the south western elevation increased from 1.15 metres to 1.2 metres, height reduced from 5.7 metres to 5.4 metres and eaves removed;
- Gabled dormer windows located on the south eastern elevation of the first floor have been removed and the window and balcony doorway have now been recessed into the south eastern elevation;
- Limestone cladding added to a portion of the south west and north east of the ground floor elevations;
- Removal of timber bracket detail to eave of rear addition;
- Reconfiguration of the garage and gym with increased setbacks from the south western lot boundary; and
- Retention of the rear WC.

The amended plans for reconsideration are included in **Attachment 2**.

Section 31 of the *State Administrative Tribunal Act 2004* sets out that the SAT can invite the decision-maker to reconsider its decision. In reconsidering its decision Council may do one of the following:

- affirm its decision; or
- vary its decision; or
- set aside its decision and substitute its new decision.

If Council resolves to set aside its decision and approve the proposed development, then it is available to the applicant to withdraw the SAT application in the instance they are satisfied with the conditions imposed on the approval. The applicant would also have the option to continue pursuing the matter through SAT if they were not satisfied with any of the conditions imposed.

If Council resolves to affirm its previous decision to refuse the proposed development, then a directions hearing scheduled for 8 December 2023 could result in the SAT making orders for the matter to be listed for a final hearing to occur in 2024. A final hearing involves the SAT determining the application in the absence of the applicant and the City being able to mediate an outcome.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the City's Built Form Policy, the State Government's Residential Design Codes Volume 1, the Brookman/Moir Guidelines and the Heritage 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 Outcome	Requires the Discretion of Council	
		Previous Proposal	Amended Proposal
Street Setback – Primary	✓		
Street Setback – Secondary		✓	✓
Building Setbacks	✓	✓	
Boundary Walls		✓	✓
Building Height/Storeys	✓		
Front Fence (Secondary Street)		✓	✓
Sightlines		✓	✓
Open Space		✓	✓
Outdoor Living Areas	✓		
Landscaping (R Codes)	✓		
Visual Privacy			✓
Parking & Access	✓		
Garage Width	✓		
Solar Access		✓	✓
Site Works/Retaining Walls	✓		
External Fixtures	✓		
Brookman/Moir Guidelines		✓	✓
Heritage Policy		✓	✓

Detailed Assessment

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

Street Setback		
Deemed-to-Comply Standard	**Previous Proposal**	**Amended Proposal**
R Codes Volume 1 Clause 5.1.2 Buildings to be set back 1.5 metres from Wellman Street.	The proposed Garage, Store and Gym to have a nil setback from Wellman Street.	No change.

Building Setbacks/Boundary Wall		
Deemed-to-Comply Standard	**Previous Proposal**	**Amended Proposal**
R Codes Volume 1 Clause 5.1.3 <u>Lot Boundary Setbacks</u> First floor bedroom wall to be set back 1.2 metres from the south west lot boundary.	First floor bedroom wall would be set back 1.15 metres from the south west lot boundary.	Meets Deemed-to-Comply standard. First floor bedroom wall would be set back 1.2 metres from the south west lot boundary and
<u>Lot Boundary Walls</u> Boundary walls permitted up to 3.5 metres height, for a maximum of 9 metres length, unless adjoining a wall of the same dimension, and are not in the street setback area.	The storage/dining room boundary wall to south west lot boundary would be 3.9 metres in height. A 1.5 metre portion of the garage lot boundary wall to the north east lot boundary would be within the Wellman Street setback area.	No change.
Front Fence		
Deemed-to-Comply Standard	**Previous Proposal**	**Amended Proposal**
Brookman and Moir Streets Heritage Area Guidelines Clause 4 Street walls, fences and gates to Wellman Street permitted to a height of height of 1.8 metres.	Fence to Wellman Street would be 3.2 metres high.	Fence to Wellman Street would be 2.5 metres high.
Sightlines		
Deemed-to-Comply Standard	**Previous Proposal**	**Amended Proposal**
Built Form Policy Clause 5.7 Street walls, fences and gates to be reduced to no more than 0.75 metres or provide a clear sight line within 1.5 metres of where a vehicle access point meets a street.	Garage with nil setback to Wellman Street.	No change.
Open Space		
Deemed-to-Comply Standard	**Previous Proposal**	**Amended Proposal**
R Codes Volume 1 Clause 5.1.4 Sites with a density coding of R25 to provide 50 percent (152.1m^2) open space.	The development would provide 36.2 percent (110.1m^2) open space.	The development would provide 36.6 percent (111.2m^2) open space.
Privacy		
Deemed-to-Comply Standard	**Previous Proposal**	**Amended Proposal**
R Codes Volume 1 Clause 5.4.1 Unscreened balconies to be set back 7.5 metres from adjoining properties within a cone of vision.	Proposal satisfied the deemed-to-comply provisions of the R Codes.	Juliet Balcony to Master Bedroom set back 6.3 metres from the north east lot boundary and 4.5 metres from the south west lot boundary.

Solar Access		
Deemed-to-Comply Standard	**Previous Proposal**	**Amended Proposal**
R Codes Volume 1 Clause 5.4.2 A maximum of 25 percent (76.1m^2) of the adjoining property permitted to be overshadowed when measured at midday on 21 June.	41.7 percent (126.7m^2) of the adjoining property would be overshadowed when measured at midday on 21 June.	39.9 percent (121.4m^2) of the adjoining property would be overshadowed when measured at midday on 21 June.
Heritage Policy		
Acceptable Development Standard	**Previous Proposal**	**Amended Proposal**
Part 5 Clause A 3.2 Height of new buildings to be compatible to adjacent heritage listed buildings. Single storey dwellings are located to the north east and south west of the subject site	A two storey addition is proposed to the rear of the existing dwelling. A single storey freestanding garage, store and gym structure is proposed adjoining Wellman Street to the south east of the site.	No change.

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

CONSULTATION/ADVERTISING:

The proposal has had three periods of community consultation.

Previous Proposal

The plans previously considered by Council underwent 14 days community consultation between 2 December 2022 and 16 December 2022 in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The method of consultation for the first round of consultation included a notice on the City's website and 77 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 (Consultation Policy).

At the conclusion of the first consultation period, the City received 14 submissions, including 10 objections, one submission in support, and three submissions neither supporting nor objecting to the proposal but raising concerns.

Amended Plans dated 8 September 2023

Following SAT mediation, amended plans were received on 8 September 2023. These are included as **Attachment 6**. These plans proposed new elements that did not satisfy the deemed-to-comply standards of the R Codes and modifications that would trigger advertising to the heritage area under the Consultation Policy.

These elements are:

- Reconfiguration of the garage, store and gym to be set back 1 metre from the north eastern lot boundary, with a 2.2 metre high boundary wall to the south western lot boundary;
- The retention of the WC within the proposed gym building and cladding internally and externally with timber; and
- Cone of Vision from Juliet Balcony falling to Nos. 10 and 14 Brookman Street.

The amended plans underwent community consultation in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 14 days between 8 September 2023 and 21 September 2023.

The method of consultation for the second round of consultation included a notice on the City's website and 94 letters being sent to owners and occupiers of all properties within the Precinct in accordance with the City's Consultation Policy. An e-mail notification was also sent to previous submitters. Properties that have been consulted during the consultation rounds are shown in **Attachment 1**.

Due to an administrative error, properties fronting Lake Street, adjoining the Precinct also received consultation letters during the second round of consultation. This accounts for the increase in letters sent between the first and second rounds of consultation.

At the conclusion of the second consultation period, the City received two submissions both of which objected to the proposal.

Key matters raised during the second consultation period are summarised as follows:

- The proposed 3.2 metre high wall to Wellman Street would not contribute to the streetscape;
- The replacement of the fence with boundary walls to the south western lot boundary would reduce sun into adjoining properties and would trap excessive heat with their mass;
- The building bulk and scale would not be compatible with the heritage precinct and would create a precedent for further eroding the heritage values of the precinct. The proposal represents an overdevelopment of the site and would detract from the character of the area as 'workers cottages';
- Concern about the impact on privacy of the adjoining properties; and
- Concern about the impact of the proposed additional built area on underlying peat soils through reduction in stormwater infiltration.

Amended Plans dated 1 October 2023

In response to feedback from the City and the DRP Member, further amended plans were received on 1 October 2023. Key changes from the plans in **Attachment 6** are:

- Reconfiguration of the garage, store and gym to be set back 1.6 to 2.1 metres from the south western lot boundary, with a lot boundary wall to the north eastern lot boundary; and
- The retention of the WC as a separate external structure.

In accordance with the Consultation Policy a further consultation period was undertaken for seven days between 5 October 2023 and 11 October 2023. The method of consultation for the third round of consultation included a notice on the City's website and an e-mail notification to previous submitters in accordance with Clause 3(b) of Appendix 2 of the Consultation Policy. The further 7 days of consultation was required because the plans were amended to retain the WC as a separate structure. This amendment did not result in any new or greater departures to the deemed-to-comply standards but was 'significant' because it related to an element which formed a reason for refusal of the previous proposal.

At the conclusion of the third round of consultation, one submission was received that raised the following concern:

- Concern relating to overshadowing and loss of northern sunlight to the rear outdoor living area of the southern adjoining property.

A final set of plans were received on 13 October 2023 which made minor modifications to annotations on the plans for clarification purposes. The final set of plans did not alter any built form outcome and for this reason, further community consultation of these plans is not required.

A detailed summary of submissions received during all consultation periods, along with the applicant's response to the submissions received is provided as **Attachment 7**. Administration's response is provided as **Attachment 8**.

Heritage Council of Western Australia (HCWA)

The application had previously been 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 plans previously considered by Council were supported by the HCWA, noting that *"the […] proposal is not considered to have an impact on the values identified in the Statement of Significance for the Brookman & Moir Streets Precinct."*

The 8 September 2023 plans were referred to the HCWA for comment who advised that the proposal, in accordance with the plans submitted, was supported. They confirmed that the changes in final set of plans did not change this advice.

Design Review Panel (DRP):

Referred to DRP: Yes

Prior to the decision of Council at its 16 May 2023 Ordinary Meeting, the proposal was referred to a member of the City's DRP with expertise in heritage conservation and architecture on three occasions. The DRP Section of the 16 May 2023 report outlines the development's progress through DRP Member comments. Following mediation, the proposal was referred to the City's DRP Member on two further occasions.

Amended Plans dated 8 September 2023

The amended proposal submitted by the applicant on 8 September 2023 was referred to the City's DRP member for review.

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

- The proposal maintains the existing architectural detailing to Brookman Street which will continue to positively contribute to the streetscape and the Precinct;
- The design detailing of the proposal has improved due to the removal of the gabled dormer windows to the south eastern elevation of the rear addition and replacement with a central recessed full height window to the master bedroom and a small window to the bathroom. The window heads are flat, and the elevation now presents as more recessive;
- The removal of the dormer windows to the rear elevation assists with reducing the impact of bulk to the adjoining properties; and
- The treatment of the windows and guttering is an acceptable design outcome.

The DRP Member provided the following comment for further consideration:

- The landscaping plan does not provide sufficient information to confirm the landscaping to the rear of the dwelling would support high levels of occupant amenity;
- The design approach to fully enclose the existing WC structure and to line the structure with timber would not respect or value the existing structure. The external location of the WC forms part of the heritage value of the structure and as such it should be expressed externally and retain its materiality; and
- The solar panels and EV charger shown on the plans are supported. However, insufficient information has been provided on the environmental sustainability measures proposed, to provide DRP support for this element.

Amended Plans dated 1 October 2023

The above advice was provided to the applicant. Amended plans were received on 1 October 2023 to address the concerns from the DRP member and the City relating to the treatment of the rear WC.

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

- The rear WC is now expressed externally within the backyard and can be viewed within the backyard. This addresses the concerns raised in relation to the 8 September 2023 plans; and
- The rear WC is not to proposed to be covered in cladding, and its masonry nature of the existing WC is now being retained. This addresses the concerns raised in relation to the 8 September 2023 plans.

The DRP Member provided the following comment for further consideration:

- There are no obvious changes to the Landscape Plan or further detail provided for assessment. Whilst this is relatively simple landscape proposal further detail would be needed to confirm a high quality landscaping outcome on-site. The provision of further detail could be conditioned, noting the amendments undertaken in other aspects of the proposal.

The final set of plans received on 13 October 2023 did not alter any built form outcome and for this reason, further DRP referral of these plans was not required.

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

Design Review Progress						
	Supported					
	Pending further attention					
	Not supported					
	No comment provided/Insufficient information					
		DRP Member				
		Referral 1 Plans dated 31 August 2023	*Referral 2 Plans dated 16 December 2023*	*Referral 3 Plans dated 4 April 2023*	*Referral 4 Plans dated 8 September 2023*	*Referral 5 Plans dated 1 October 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 comments and Administration's response to these.

DRP Comments Received	**Administration Comment:**
Principle 2 – Landscape Quality The landscaping plan does not provide sufficient information to confirm the landscaping to the rear of the dwelling would support high levels of occupant amenity. Given the other information provided within the application, this	The proposal satisfies the Deemed-to-Comply provisions of the R Codes in relation to landscaping. The Built Form Policy also includes landscaping Deemed-to-Comply standards relating to deep soil and canopy cover. The proposal satisfies the Deemed-to-Comply provisions of the Built Form Policy except for the provision of canopy cover, with

DRP Comments Received	Administration Comment:
element could be resolved through a condition of approval.	2.3 percent of the site provided as canopy cover in lieu of the 30 percent standard. The landscaping Deemed-to-Comply standards do not have approval from the Western Australian Planning Commission, and are given mere regard only in consideration of this application. The plans include the provision of a 10.1 metre by 4 metre outdoor living area to the rear of the proposed addition. The landscaping plan provided shows the provision of lawn, water-permeable paving, a lemon tree and a hedge. The landscaping plan has not been amended to reflect the increased setback of the gym from the south western lot boundary. A condition of approval is recommended to ensure that an updated landscaping plan is submitted to the City for approval, to reflect the amended plans and ensure a high level of occupant amenity.
Principle 5 – Sustainability The provision of solar panels on the north east elevation of the roof of the rear addition, and provision of an EV charger within the garage are supported. However, insufficient information has been provided on the environmental sustainability measures proposed, to provide DRP support for this element.	The environmentally sustainable design elements proposed as part of this application include the installation of 14 solar panels on the north eastern elevation of the roof of the proposed rear addition, use of zincalume roofing, provision of electric car charging infrastructure within the proposed garage. As outlined in the Sustainability section of this report, the City has assessed the application against the environmentally sustainable design provisions of the Built Form Policy. The proposal satisfies the intent of these provisions.

LEGAL/POLICY:

- *Planning and Development Act 2005;*
- *State Administrative Tribunal Act 2004;*
- *Heritage Act 2018;*
- *Planning and Development (Local Planning Schemes) Regulations 2015;*
- Burra Charter;
- City of Vincent Local Planning Scheme No. 2;
- State Planning Policy 3.5 – Historic Heritage Conservation;
- State Planning Policy 7.3 – Residential Design Codes Volume 1;
- Consultation and Stakeholder Engagement Policy;
- Policy No. 7.1.1 – Built Form;
- Policy No. 7.6.1 – Heritage Management: Development Guidelines for Heritage and Adjacent Properties; and
- Local Planning Policy: Brookman and Moir Streets Heritage Area 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 has applied to the SAT for a review of Council's decision to refuse the development application at its 16 May 2023 meeting.

Planning and Development (Local Planning Schemes) Regulations 2015

In accordance with Clause 67(2) 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 Local Planning Policies, submissions received about the application and advice from the DRP and HCWA.

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 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.

Brookman and Moir Streets Heritage Area Guidelines

In considering the acceptability of the proposal, Council is to have due regard to the relevant Local Housing Objectives and overall Objectives of the Brookman/Moir Guidelines, which are to:

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

Changes to Policy Framework

At its 22 August 2023 Ordinary Meeting, Council resolved to revoke Appendix 6 of the City of Vincent Planning and Building Policy Manual – Brookman and Moir Streets Development Guidelines (Former Guidelines) and adopt the Brookman and Moir Street – Heritage Area Guidelines. The Precinct was also designated a Heritage Area under the *Planning and Development (Local Planning Scheme) Regulations 2015*.

The changes made through this process reorganised the provisions of the Former Guidelines to align with the R Codes Volume 1, amended the objectives of the policy and incorporated the Brookman/Moir Guidelines into the Local Planning Policy: Heritage Area Guidelines. The Brookman/Moir Guidelines provide Deemed-to-Comply criteria and Local Housing Objectives for conservation and new works within the Brookman and Moir Precinct.

Although Deemed-to-Comply criteria are provided, the Brookman/Moir Guidelines is a performance based document and assessment of the overall development is still required against the relevant Local Housing Objectives and policy Objectives.

In addition to the reorganisation of provisions into design elements with Deemed-to-Comply standards and Local Housing Objectives, changes from the Former Guidelines that are relevant to the consideration of this application include the following:

- Replacement of the Objectives of the guidelines;
- Removal of commentary and controls on provision of Open Space;
- Removal of the 'Development Considerations' from the guidelines, including the guidance that the following matters were to be considered to achieve conservation outcomes:
    - A significant reduction in the open space provision;
    - The impact of the new development on the site as a whole; and
    - The compatibility to neighbouring properties in terms of scale, bulk, height, quality of design, materials and refinement of details and craftsmanship.

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 to Administration to determine applications does not extend to requests from the SAT for a reconsideration of a Council decision under Section 31 of the SAT Act.

The delegation to Administration to determine applications also does not extend to proposals for the demolition of buildings on a heritage place, construction of two storey alterations and additions to places that are listed on the State Register of Heritage Places, or where an application received more than five objections during the City's community consultation period.

The application received 10 objections during its first community consultation period and proposes the demolition of existing buildings and structures and construction of a two-storey development on a property that is on the State Register of Heritage Places.

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:

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

The applicant has advised the following information regarding environmental sustainability performance of the development which includes the following:

- Installation of 14 solar panels on the north eastern elevation of the roof of the proposed rear addition;
- Zincalume with a solar absorption rating 0.35, consistent with the standards of the Built Form Policy;
- Using double glazed windows with low emissivity coating to reduce solar heat transmission;
- Insulated roof panels used in the rear addition;
- Solar hot water system;
- Electric car charging infrastructure within the proposed garage; and
- Provision of large openings in the south east elevation to reduce the reliance on artificial lighting.

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:

Should this application proceed to a full SAT hearing, the City may incur a cost related to the engagement of a consultant which would be met through the existing Operational Budget.

COMMENTS:

Summary Assessment

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

- The proposed presentation of building bulk would be compatible with and sympathetic to the character of the Precinct and the expectations for an R25 coded site. The presentation of bulk and scale has been reduced from the proposal previously considered by Council through the reduction in dimensions of the dormer window to the south western elevation, removal of gabled dormer windows to the south-eastern elevation of the dwelling, changes to architectural detailing and reconfiguration of the proposed garage and gym;
- Overshadowing of the adjoining property has been reduced through the abovementioned changes to the design. Of the overshadowing proposed, 5.9 square metres would be to areas that are not already overshadowed by existing development at Nos. 10 and 12 Brookman Street or the dividing fence. The proposed overshadowing satisfies the design principles of the R Codes because the area that is overshadowed is used for clothes drying. 69.2 percent of the south-west adjoining property's backyard would retain access to direct sunlight at 12pm on 21 June;
- Detailing of a character nature has been removed from the proposal, including gabled dormer windows, finials, and decorative timber brackets. This has resulted in a simplified built form and design that would be sympathetic the existing dwelling; and
- The amended proposal seeks to retain the existing rear water closet. This change would be consistent with the Objectives of the Brookman/Moir Guidelines and Performance Criteria of the Heritage Policy and would result in the retention of contributory heritage fabric.

A detailed assessment of the amended proposal against the reasons for refusal of the previous proposal is set out below. These relate to consideration against the R Codes, Built Form Policy, Brookman/Moir Guidelines and Heritage Policy. Where changes to the proposal have resulted in new departures to the Deemed-to-Comply standards of the planning framework, these are detailed separately below.

Amended Plans Considered Against Council's Reasons for Refusal

The following comments relate to design elements that have been affected by the amended plans submitted by the applicant following SAT mediation and how they address Council's reasons for refusal.

Open Space, Bulk and Scale – Reasons for Refusal 1, 4 and 5

Reasons 1, 4 and 5 of Council's refusal of the previous proposal related to the building bulk and scale of the development resulting in adverse visual impacts and overshadowing to the adjoining south western property due to the building design and footprint. The reasons outlined that the development would not be compatible with, nor enhance, the existing and desired character of the Precinct and would adversely affect the heritage fabric and significance of the subject site and the wider Precinct because the excessive scale and bulk of the proposal would not be compatible with the scale of the dwellings within the Precinct.

The applicant has reduced the bulk and scale of the proposal through the following changes to the plans:

- Reduction of the height of the master bedroom dormer window to the south western elevation from 5.7 metres to 5.4 metres;
- Increase in the setback of the master bedroom dormer window from 1.15 metres to 1.2 metres from the south western lot boundary, which now satisfies the Deemed-to-Comply lot boundary setback standard;
- Removal of the gabled dormer windows to the south eastern elevation and recessing of upper floor openings into the roof space;
- Reconfiguration of the gym and store to Wellman street to provide setbacks of 1.6 metres to 2.1 metres from the southwest elevation; and
- Amended the finish of the walls to provide limestone cladding quoin detailing at the eastern edge of the north east and south west elevations which provides visual interest to the wall as viewed from the adjoining property.

The amended plans have reduced the overall presentation of building bulk both within the site and to adjoining properties. The changes to the south east elevation of the first floor results in the first floor visually recessing into the roof space. This reduces the impression of the building as being two storey and the presentation of building bulk both within the site and to adjoining properties and was supported by the City's DRP member.

The amended proposal has addressed the reasons for refusal above, and would be consistent with the planning framework for the following reasons:

- Open Space: The proposed open space has increased from 36.2 percent to 36.6 percent (1.1 square metres) of the site. The open space provided in the amended proposal would satisfy the Design Principles of the R Codes for the following reasons:
  - Reduction in Bulk: The open space has been reconfigured to provide the proposed gym with setbacks of 1.6 to 2.1 metres from the southwest lot boundary, with the existing WC retained with a nil setback. The increased setbacks provided between the gym and the south western boundary result in the reduction in the presentation of bulk to No. 10 Brookman Street, in a manner that is consistent with the expectations of an R25 coded lot;
  - Consistent with Streetscape Character: The proposed open space would reflect the existing streetscape character. This is because no modifications are proposed to the Brookman Street elevation of the subject site and the proposed development is located behind the existing dwelling. The nil setback to Wellman Street was supported in the Administration's previous assessment. This is because the western side of Wellman Street is characterised by masonry fences, garages and carports with nil setbacks which reflects Wellman Street's function as a rear access road for properties fronting Brookman Street;
  - Outdoor Living Area and Access to Sunlight: The proposed development would provide a consolidated outdoor living area measuring 4 metres by 10.1 metres to the rear of the dwelling. This outdoor living area exceeds the dimension standards of the R Codes and would provide sufficient space for the residents to undertake outdoor pursuits and living in conjunction with the primary living space of the dwelling. The dwelling would include large openings to the Outdoor Living Area in its south eastern elevation. The consolidated area of open space would provide the dwelling with adequate access to sunlight through the day, including direct sunlight in mornings; and
  - Provide for Landscaping and a Setting for the Development: The proposed development would provide for a front landscaped setting for the development. This is because no changes are proposed to the Brookman Street streetscape, including existing garden. The consolidated area of open space to the rear of the dwelling would provide sufficient space for landscaping and vegetation to be provided to the dwelling, which would provide for an attractive setting for the proposed addition to the dwelling.
- Dining Room Boundary Wall: The application proposes a 3.9 metre high boundary wall to the southwest lot boundary. The applicant has amended the plans to introduce an additional materiality to the boundary wall. The boundary wall would satisfy the Design Principles of the R Codes, Local Housing Objectives of the Built Form Policy and Objectives of the Brookman/Moir Guidelines for the following reasons:
  - Treatment of Boundary Wall: The proposed boundary wall would abut an existing 2.7 metre to 3.9 metre high boundary wall at No. 10 Brookman Street. At its eastern end, 1 metre of wall would be able to be seen above this existing boundary wall from the outdoor space of No. 10 Brookman Street. The application proposes to finish the boundary wall in render, with limestone cladding detailing to the eastern edge of the wall. This would provide a transition to the limestone finish on the south-eastern elevation of the building. The combination of finishes to this elevation provides visual interest when viewed from the adjoining property and breaks up areas of solid blank wall. This reduces the visual impact of building bulk when viewed from the south western property;
  - No Adverse Impact of Overshadowing: The shadow from the boundary wall would not adversely impact the adjoining property. This is because the area of the adjoining lot that would be overshadowed by the wall would fall to the roof of the adjoining property or within an area of shadow cast by the proposed master bedroom dormer window. As such, the additional height of the boundary wall would not reduce sunlight to the adjoining property's rear outdoor living area or major openings;

- No Adverse Impact on Streetscape: The proposed boundary wall would not adversely impact the heritage significance or character of the streetscape. This is because the wall would be concealed from view from Brookman Street by the existing dwellings. The wall would be set back 10.3 metres from Wellman Street. Due to the combination of this setback, the screening provided the adjoining rear addition and existing tree at No. 10 Brookman Street, and the proposed gym, garage and fence on the subject site, the proposed boundary wall would not adversely impact the Wellman Street streetscape; and
- Consistency with Existing Dwelling: The proposed height of the boundary wall would be sympathetic to the scale and character of the existing buildings within the Precinct and would be consistent with the established character of the area. This is because the height of the boundary wall would be the same as the height of the walls of the existing dwellings within the Precinct. This is because all houses within the Precinct have high ceilings (3.2 metres) and boundary or party walls.

Solar Access – Reasons for Refusal 2 and 5.3

Reasons 2 and 5.3 of Council's refusal of the previous proposal outlined that the development would adversely affect the amenity of No. 10 Brookman Street due to the amount of overshadowing proposed to the outdoor living area.

A comparison of the proposed overshadowing, and the overshadowing previously proposed as considered by Council is shown in the **Figure 1** below. The area highlighted in orange represents the portion of the adjoining property that would be overshadowed by the proposed development in the amended plans, measured in accordance with the R Codes at midday on 21 June with the shadow extending to the south, which is when the sun is lowest in the sky and overshadowing is at its worst.

Areas highlighted in red represent areas that would have been overshadowed as a result of the refused plans but would no longer be overshadowed due to the amendments to the plans made. The red line shows the adjoining property's lot boundary.

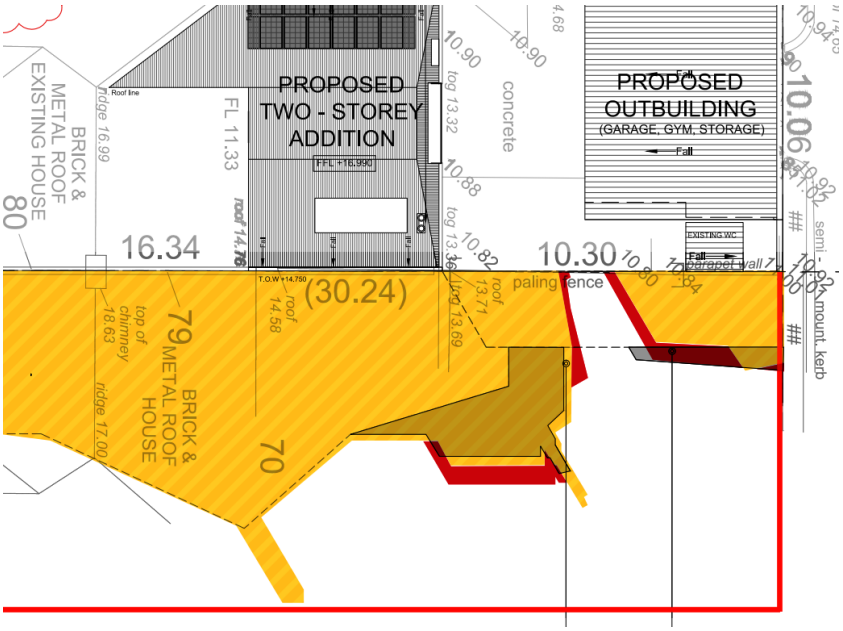


Figure 1: Shadow Reduction Between Plans

The overall proposed overshadowing of No. 10 Brookman Street has decreased from 126.7 square metres (41.7 percent) in the refused proposal, to 121.4 square metres (39.9 percent).

The changes to the dormer window to the south west elevation reduced the overshadowing of the adjoining property by 2.2 square metres. The removal of the gabled dormer windows to the south east elevation reduced the overshadowing by 0.9 square metres and the increased setback of the gym has reduced overshadowing by 2.2 square metres.

The areas where shadow has increased to the adjoining property from the refused proposal is due to the increase in height of the proposed chimney flue to the rear addition and retention of the rear WC. The additional area of overshadowing is 0.3 square metres. The increase in height of the chimney was required to comply with National Construction Code standards and the shadow cast from the water closet is an existing shadow that already occurs on-site.

The proposal satisfies the Design Principles of the R Codes for the following reasons:

- Extent of New Overshadowing: The application proposes 20 square metres more overshadowing of No. 10 Brookman Street than the existing development. 14.1 square metres (70.5 percent) of this additional shadow falls to areas of No. 10 Brookman Street that are covered by roof or are already overshadowed by existing development at Nos. 10 and 12 Brookman Street, including the dividing fence. 5.9 square metres of shadowing (1.9 percent of the adjoining site) would be to areas of the adjoining property that are not already overshadowed. The area of new shadowing would fall to the rotary clothesline, which is not an outdoor living area. The additional shadow from the chimney is acceptable because its narrow dimension means that each portion of the adjoining property that would be overshadowed by this fixture would be overshadowed for a short period of time throughout the day;
- Minimisation of Overshadowing of Outdoor Living Area: The development has been designed to minimise the extent of overshadowing of the adjoining property's outdoor living area. As outlined in the Background section of the report, the adjoining property does not include a formalised outdoor living area, with both the rear verandah to the south west of the backyard, and the northern corner of the backyard performing this function. Overshadowing of the outdoor living area to the northern corner of the backyard has been minimised by the removal of the gabled dormer windows to the south eastern elevation of the rear addition and the reduction in the dimensions of the dormer window to the south west elevation. The gap between the proposed rear extension and the garage and gym would ensure that the adjoining property would retain access to direct sun during the mornings, while 69.2 percent of the backyard would be open to direct sunlight at 12pm on 21 June;
- Overshadowing from Gym: The amended plans have reduced the amount of overshadowing from the gym to No. 10 Brookman Street. This is due to the increase in setbacks of the garage and gym from the south western lot boundary. The overshadowing from the gym now falls entirely within an area that would be overshadowed by the dividing fence between Nos. 10 and 12 Brookman Street. This area of the backyard at No. 10 Brookman Street contains a tree and shed and is not an active habitable space or outdoor living area; and
- No Overshadowing of Major Openings: The proposed development would not result in any overshadowing of major openings at No. 10 Brookman Street. This is because No. 10 Brookman Street has a boundary wall to the north east lot boundary with No 12 Brookman Street for the full length of the dwelling.

Form and Design Detailing – Reasons for Refusal 4 and 5.1

Reasons 4 and 5.1 of Council's refusal of the previous proposal outlined that the development would adversely affect the heritage significance of the Precinct due to the form of the proposal and design detailing.

The Brookman/ Moir Guidelines state that additions should be sympathetic to the heritage of the place by interpreting the forms of the existing dwellings in a contemporary way. The amendments to the development plans have resulted in the following relevant changes:

- Removal of the gabled dormer windows and finials to the south eastern elevation of the rear addition;
- Removal of timber bracket detail to eave of rear addition; and
- Removal of eaves to the master bedroom dormer window.

The design of the proposal would be consistent with the Local Housing Objectives of the Brookman/ Moir Guidelines and Acceptable Development Criteria of the Heritage Policy for the following reasons:

- Simplification of Built Form: In considering the development and conservation objectives of the Brookman/Moir Guidelines refer to new development being sympathetic to the existing built form in accordance with the principles of the Burra Charter. Through the removal of the gabled dormer windows, the amended proposal has simplified the roof form of the proposed addition. The simplified roof form is consistent with the simplicity of roof forms that exist within the Precinct. The development would also incorporate a limited material palette, including corrugated roof sheeting, limestone and render which are materials that were supported by the DRP member.
  Due to the location of the proposal, the DRP member noted that the proposal would have minimal visual impact on the broader Precinct and the amended proposal had addressed previous concerns about the overly complicated roof form and detailing;
- Distinguished from Original Dwelling: The proposed development would be visually distinguished from the original dwelling. The development would use different materials including limestone and painted render to differentiate the addition from the red brick and render of the original dwelling. The addition would also have an articulated setback to the north eastern elevation. In conjunction with the change in materiality, this articulation would illustrate the junction of the new and old works and would allow the addition to the rear of the property to be read as a later addition to the original dwelling; and
- Colours and Materials: The applicant has indicated the colours and materials of the proposed development on the plans. The applicant has advised that the limestone cladding would be a natural limestone, with a honed finish in a stretcher bond in the colour 'biscuit'. This finish was supported by the City's DRP member. A condition of approval is recommended which would require the colours and materials to be consistent with the approved plans and the details provided.

Demolition of WC – Reasons for Refusal 3 and 5.1

Reasons 3 and 5.1 of the Council's reasons for refusal of the previous proposal outlined that it had not been demonstrated that the demolition of the WC would not adversely impact the cultural heritage significance of the place. The amended proposal includes the retention of the WC.

During the preparation of the Brookman/Moir Guidelines, the retention of WCs within the Precinct was discussed with officers of the HCWA. Their advice is summarised below.

- Although the WCs are not specifically referenced in the statement of significance, they represent the early residential function of the precinct; and
- Although there has been a loss of some of these WCs over time, this does not negate the importance of the remaining WCs to the heritage values of the precinct. The further loss of WCs would detract from an understanding and appreciation of the heritage place and retention represents best practice.

The proposed retention and treatment of the WC has addressed the above reasons for refusal and satisfies the Objectives of the Brookman/Moir Precinct and Performance Criteria of the Heritage Policy for the following reasons:

- Retention of Contributory Fabric: The proposed gym would be physically separated from the WC by a 0.1 metre gap. The retention of the WC would ensure the conservation and protection of an existing built element that contributes to the heritage significance of the site and the overall Precinct. The City's DRP member advised that the heritage value of WC was supported by its continuing expression as an external feature of the site. The retention of the WC as a separate structure is consistent with the historical development pattern of the Precinct which included external WCs to all dwellings; and
- Views from Wellman Street: The subject site includes an existing 2.4 metre high wall to Wellman Street that was approved by Council in 2005. The proposed fence to Wellman Street would not result in a further reduction in the visibility of the WC from the public domain.

Assessment of Other Changes Due to Amended Plans

The amendments to the proposal resulted in new elements that did not satisfy the deemed-to-comply standards of the R Codes and Brookman/Moir Guidelines or required new assessment under the Heritage Policy. The acceptability of these elements is discussed below.

Visual Privacy

The amended plans removed the central dormer window to the south eastern elevation of the rear addition and replaced it with a recessed door leading to a Juliet balcony measuring 2.4 metres by 0.5 metres. This change has resulted in the proposal not meeting the Deemed-to-Comply standard of the R Codes for visual privacy. This is because the R Codes provides a 7.5 metres cone of vision setback for balconies, compared with 4.5 metres for bedrooms.

The visual privacy would satisfy the Design Principles of the R Codes for the following reasons:

- No Overlooking of Active Habitable Spaces: There would be no direct overlooking of the adjoining properties' active habitable spaces. The cone of vision from the Juliet balcony would fall to an existing carport at No. 14 Brookman Street and to the tree at No. 10 Brookman Street. These areas are not active habitable spaces. No major openings or outdoor living areas would fall within the cone of vision, as shown in **Figure 2** below:

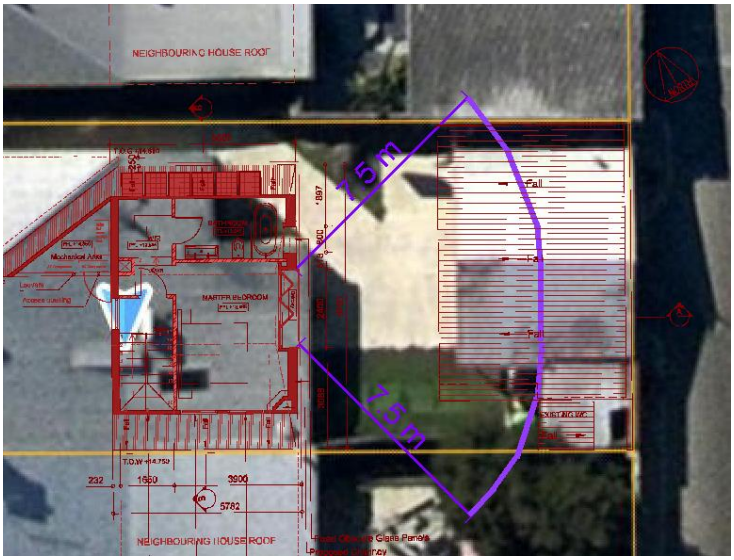


Figure 2: Extent of Cone of Vision from Juliet Balcony

- Oblique Views: Due to the orientation of the Juliet Balcony, views of the adjoining properties would be oblique rather than direct in nature, reducing the real and apparent impact of overlooking on adjoining properties; and
- Dimensions of Balcony: While the Juliet balcony is considered an Active Habitable Space as defined under the R Codes, due to its narrow 0.5 metre depth it would not be able to accommodate furniture and would operate in conjunction with the master bedroom in a similar manner to a window, rather than a separate habitable space. As outlined in the R Codes Explanatory Guidelines *"[o]verlooking from bedrooms and studies, which may be occupied infrequently, mainly at night, without noise, and by relatively few people, is more easily tolerated than overlooking from active areas."*

Front Fence to Secondary Street

The fence to Wellman Street would satisfy the Local Housing Objectives of the Built Form Policy for the following reasons:

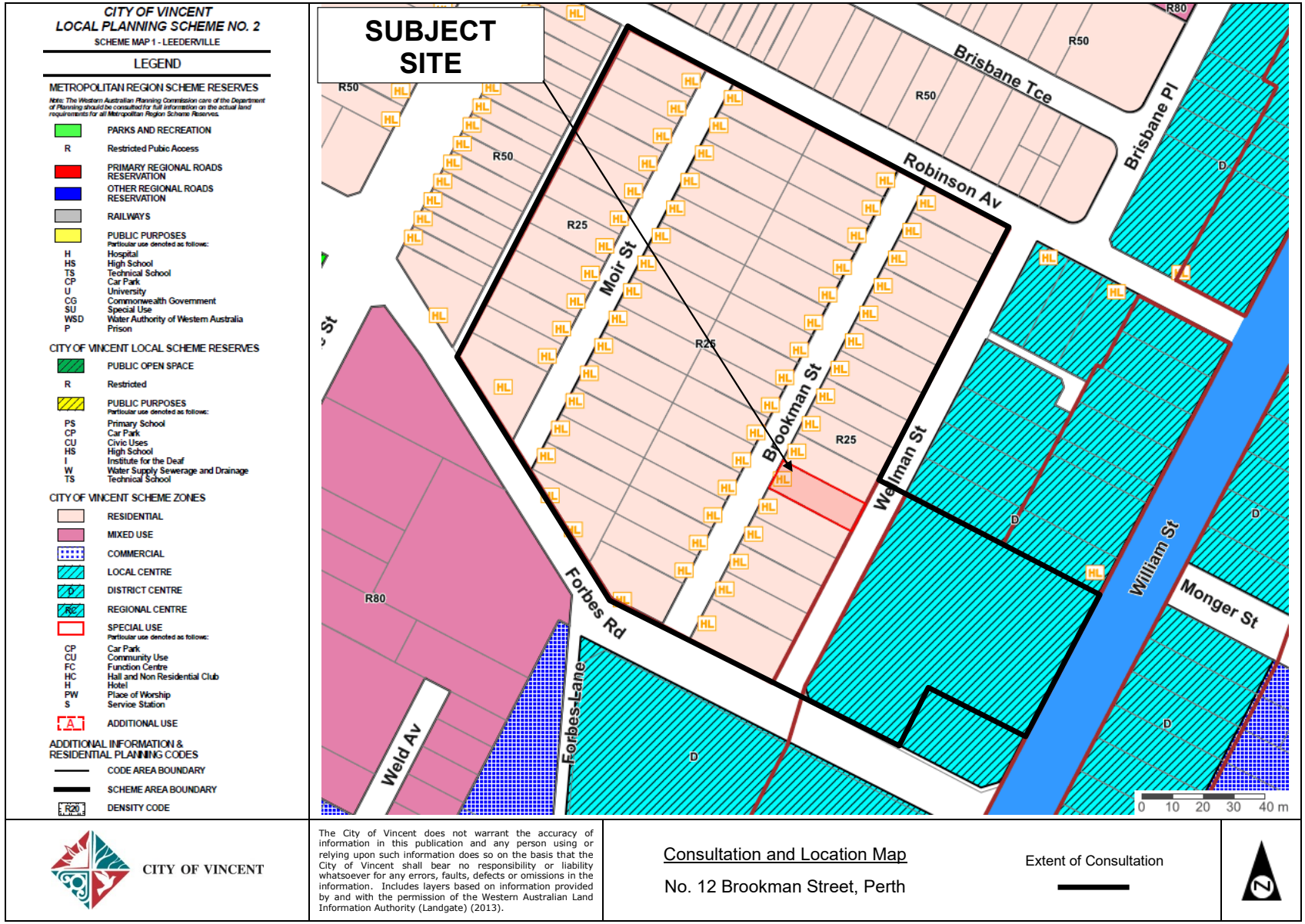
- Presentation to Street: The proposed fence would be 1.6 metres wide and would be integrated with the proposed gym wall to Wellman Steet. It would present as a continuation of the building walls. The fence would be 0.6 metres lower than the gym wall which would serve to differentiate it from the gym building. The 2.5 metre height of the wall would be consistent with the existing 2.4 metre high fence on the subject site, and other fences within the Wellman Street streetscape; and
- Materiality: The fence would be constructed of red face brick which is consistent with the character industrial and rear laneway character of Wellman Street, as well as the materials that are used within the broader Precinct.

Elements of Application where Assessment is Unchanged

The previous officer report that was considered at Council's Ordinary Meeting on 16 May 2023, includes Administration's comments on the assessment and acceptability of the following matters:

- Public Domain View and impact on views and vistas from Brookman Street;
- Extent of demolition of dwelling;
- Secondary Street Setback;
- Lot Boundary Wall within Street Setback Area;
- Sight Lines;
- Reconstruction of the chimney to the north east elevation; and
- Sustainability.

These elements were not included as reasons for refusal of the previous proposal. The amendments to the plans do not impact the assessment of the above matters and Administration's previous assessment of their acceptability in its 16 May 2022 report to Council remain applicable.

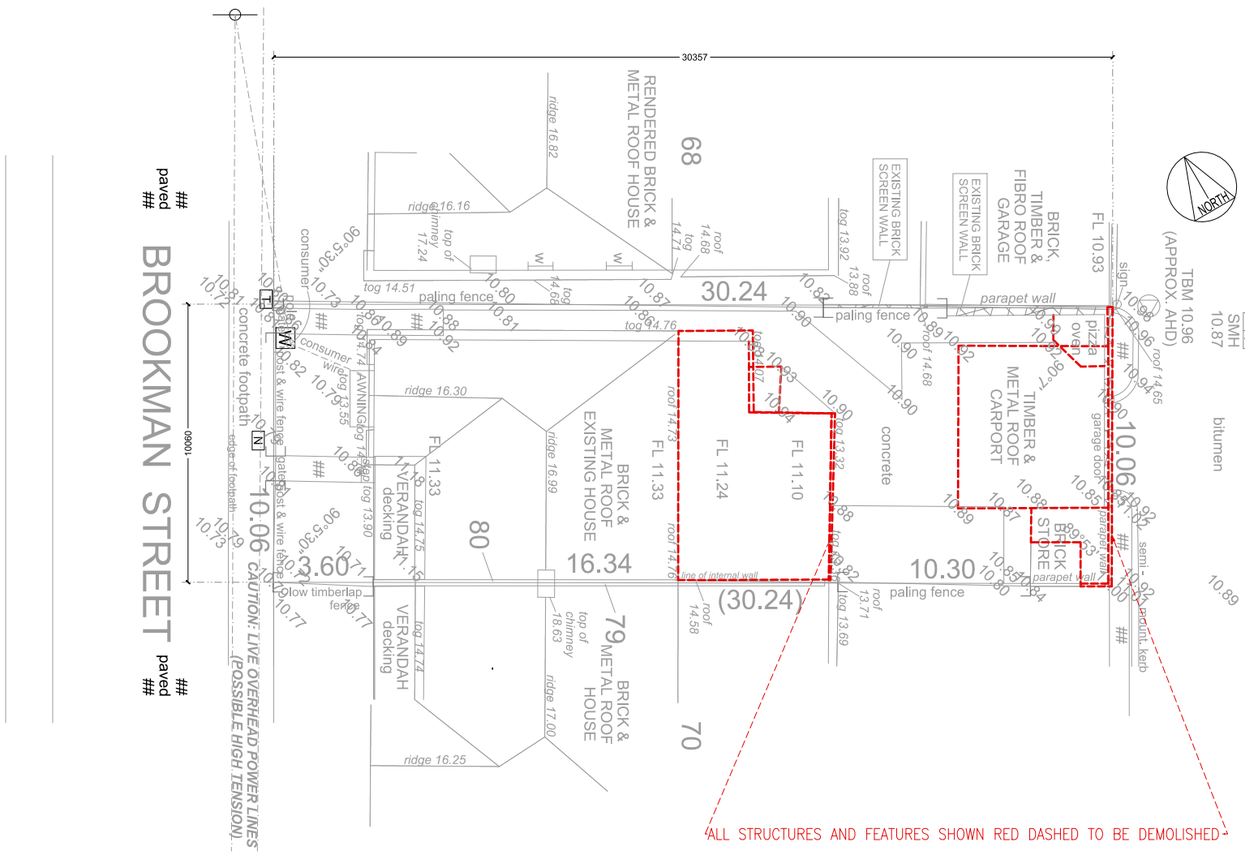

CITY OF VINCENT
LOCAL PLANNING SCHEME NO. 2
SCHEME MAP 1 - LEEDERVILLE
LEGEND
METROPOLITAN REGION SCHEME RESERVES
PARKS AND RECREATION
R Restricted Pubic Access
PRIMARY REGIONAL ROADS RESERVATION
OTHER REGIONAL ROADS RESERVATION
RAILWAYS
PUBLIC PURPOSES
H Hospital
HS High School
TS Technical School
CP Car Park
U University
CG Commonwealth Government
SU Special Use
WSD Water Authority of Western Australia
P Prison
CITY OF VINCENT LOCAL SCHEME RESERVES
PUBLIC OPEN SPACE
R Restricted
PUBLIC PURPOSES
PS Primary School
CP Car Park
CU Civic Uses
HS High School
I Institute for the Deaf
W Water Supply Sewerage and Drainage
TS Technical School
CITY OF VINCENT SCHEME ZONES
RESIDENTIAL
MIXED USE
COMMERCIAL
LOCAL CENTRE
DISTRICT CENTRE
REGIONAL CENTRE
SPECIAL USE
CP Car Park
CU Community Use
FC Function Centre
HC Hall and Non Residential Club
H Hotel
PW Place of Worship
S Service Station
ADDITIONAL USE
ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES
CODE AREA BOUNDARY
SCHEME AREA BOUNDARY
DENSITY CODE
SUBJECT SITE
Brisbane Tce
Brisbane Pl
Robinson Av
Moir St
Brookman St
Wellman St
William St
Monger St
Forbes Rd
Forbes Lane
Weld Av
R80
R50
R25
HL
D
0 10 20 30 40 m
CITY OF VINCENT
The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Includes layers based on information provided by and with the permission of the Western Australian Land Information Authority (Landgate) (2013).
Consultation and Location Map
No. 12 Brookman Street, Perth
Extent of Consultation
N

CITY OF VINCENT

The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Includes layers based on information provided by and with the permission of the Western Australian Land Information Authority (Landgate) (2013).

No. 12 Brookman Street, Perth

CITY OF VINCENT
RECEIVED
13 Oct 2023



NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE. THIS IS A CADD DRAWING DO NOT AMEND MANUALLY, DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:
LINES & DESIGNS

ARCHITECT

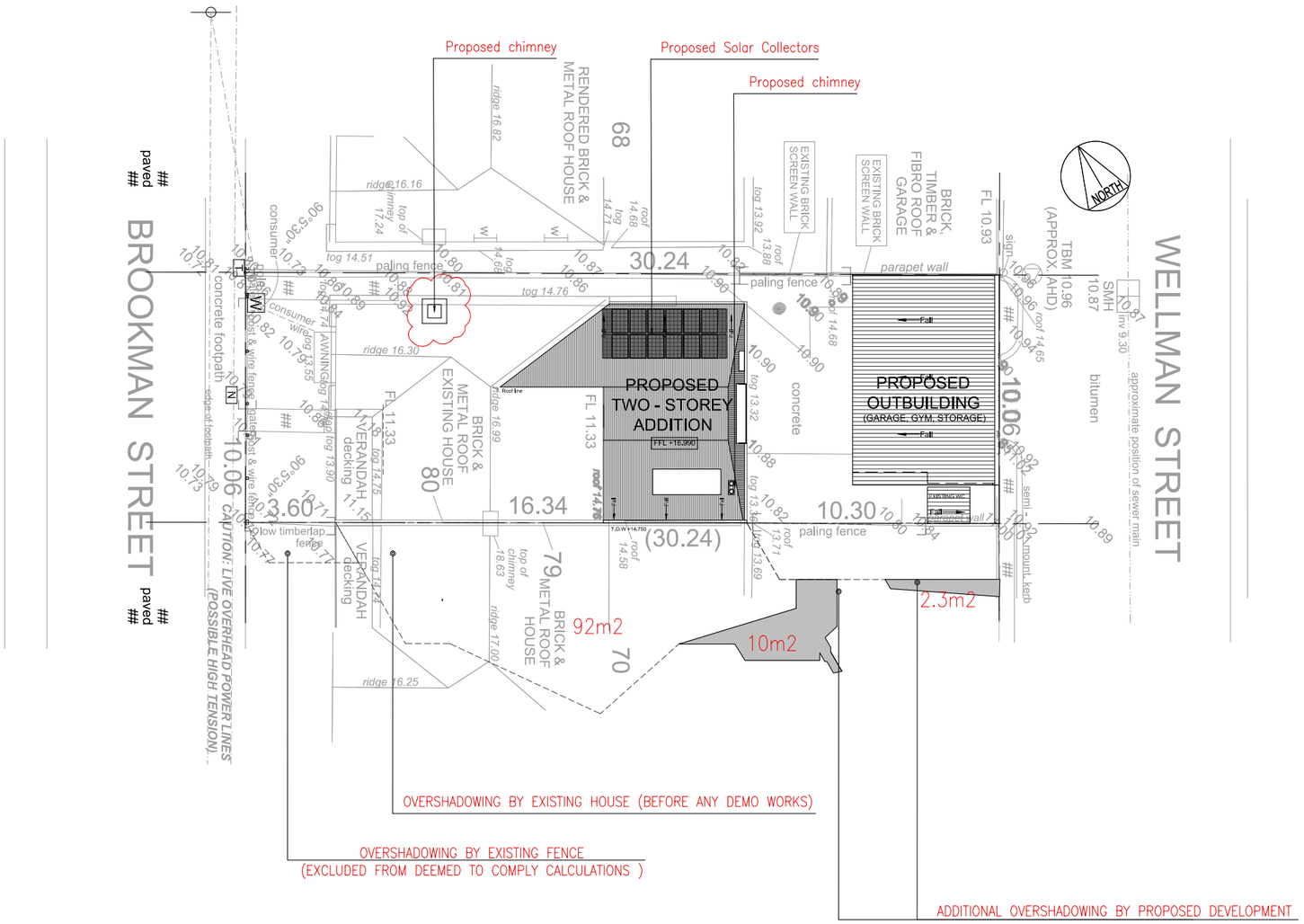
CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND OUTBUILDING
12 Brookman Street, Perth, WA 6000

DEMOLITION SITE PLAN

DRAWN	APPROVED	REDUCTION
SCALE 1:200 @A3	DATE 10.10.2023	0 25
PROJECT No.	DRAWING No.	REV. M

CITY OF VINCENT
RECEIVED
13 Oct 2023



NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE.
THIS IS A CADD DRAWING DO NOT AMEND MANUALLY, DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:
LINES & DESIGNS

ARCHITECT

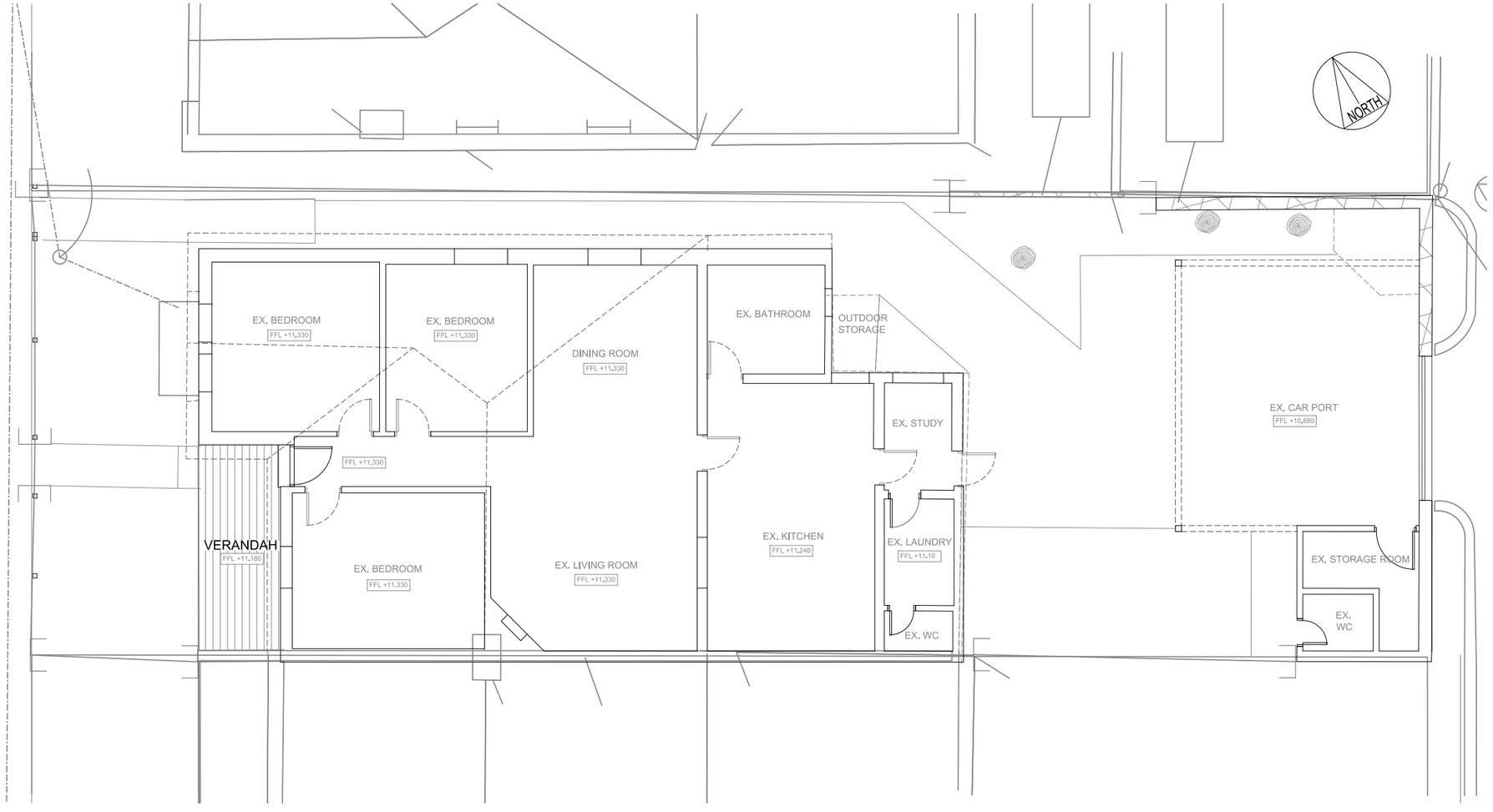
CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND OUTBUILDING
12 Brookman Street, Perth, WA 6000

PROPOSED SITE PLAN

DRAWN	APPROVED	REDUCTION
SCALE 1:200	DATE 10.10.2023	0 25
PROJECT No.	DRAWING No.	REV. M

CITY OF VINCENT
RECEIVED
13 Oct 2023



NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE.
THIS IS A CADD DRAWING DO NOT AMEND MANUALLY.
DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:
LINES & DESIGNS

ARCHITECT

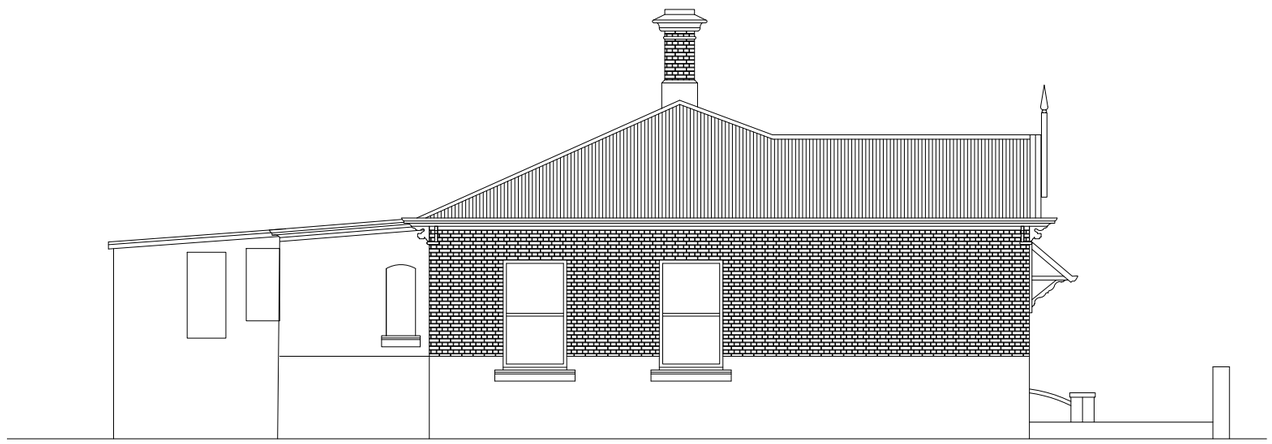
CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND OUTBUILDING
12 Brookman Street, Perth, WA 6000

EXISTING GROUND FLOOR PLAN

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 10.10.2023	0 25
PROJECT No.	DRAWING No.	REV. M

CITY OF VINCENT
RECEIVED
13 Oct 2023



EXISTING NORTH ELEVATION

SCALE 1:100

EXISTING WEST ELEVATION

SCALE 1:100

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED FOR APPROVAL PRIOR TO MANUFACTURE. THIS IS A CONTRACT DRAWING DO NOT AMEND MANUALLY. DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:

LINES & DESIGNS

ARCHITECT

CLIENT

Mr. Peter Arnell
and
Mrs. Helen Arnell

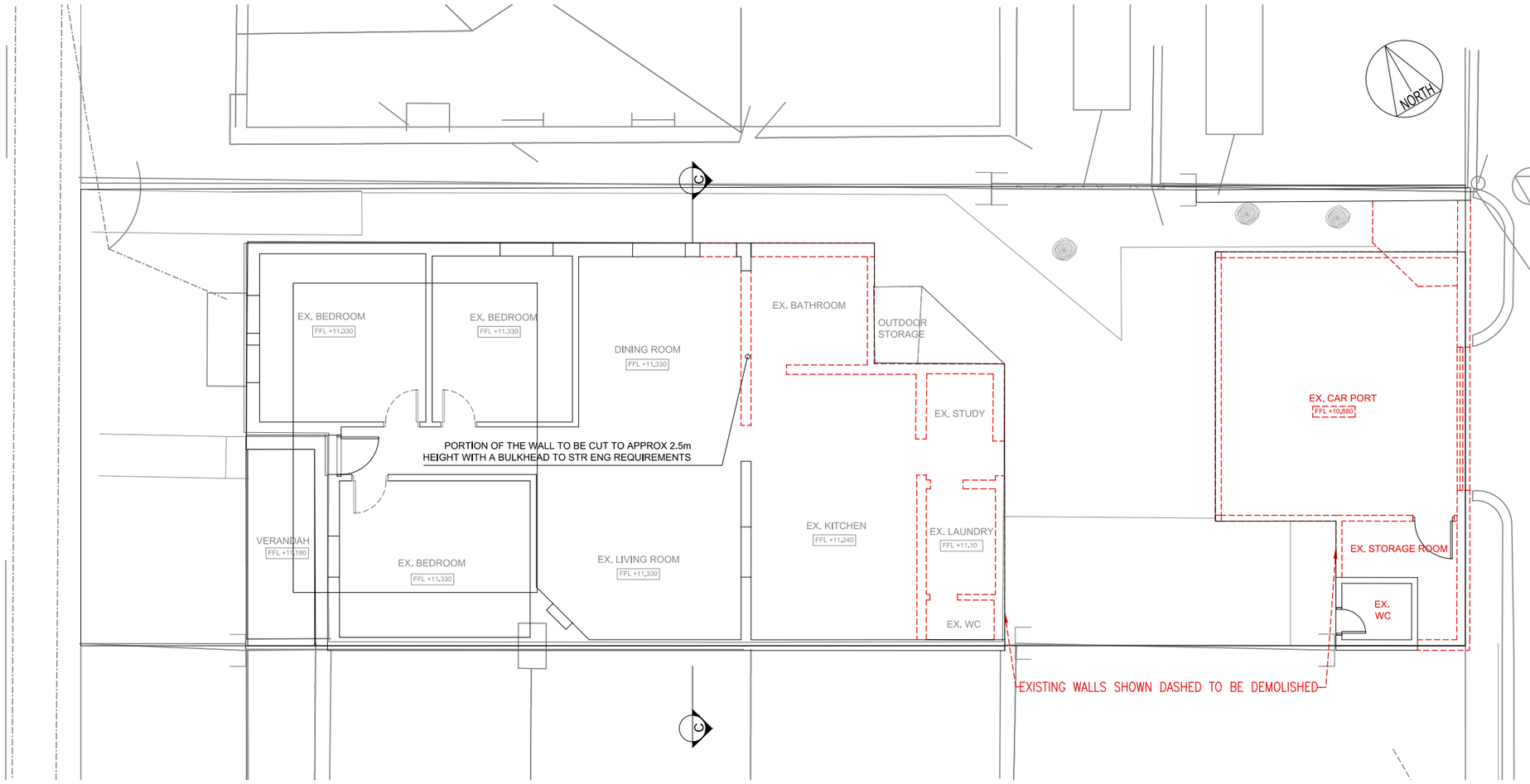
PROJECT

PROPOSED HOUSE EXTENSION AND OUTBUILDING
12 Brookman Street, Perth, WA 6000

EXISTING ELEVATIONS

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 10.10.2023	0 25
PROJECT No.	DRAWING No.	REV. M

CITY OF VINCENT
RECEIVED
13 Oct 2023



NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. THIS IS A DATED DRAWING DO NOT AMEND MANUALLY, DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:
LINES & DESIGNS

ARCHITECT

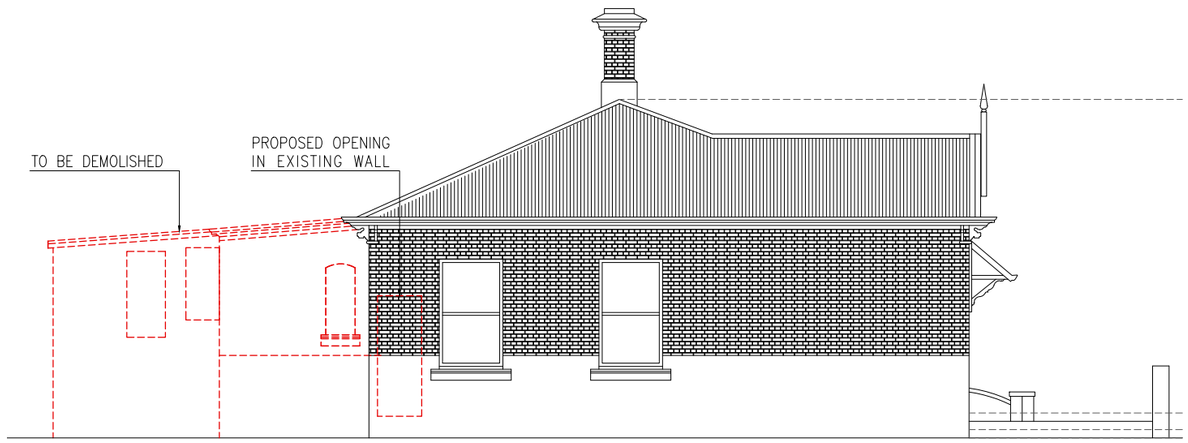
CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND OUTBUILDING
12 Brookman Street, Perth, WA 6000

DEMOLITION PLAN

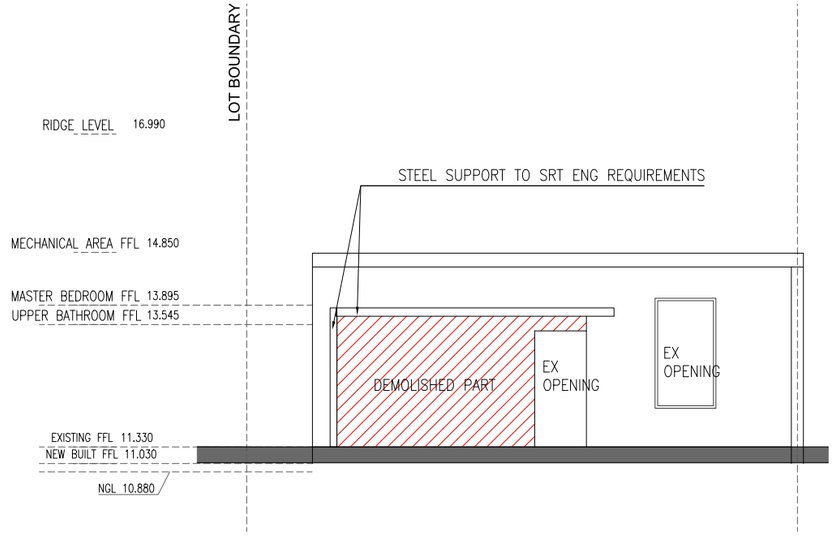
DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 10.10.2023	0 25
PROJECT No.	DRAWING No.	REV. M

CITY OF VINCENT
RECEIVED
13 Oct 2023



EXISTING NORTH ELEVATION
SCALE 1:100

EXISTING WEST ELEVATION
SCALE 1:100



SECTION C-C
SCALE 1:100

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE.
THIS IS A CADD DRAWING DO NOT AMEND MANUALLY.
DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:
LINES & DESIGNS
ARCHITECT

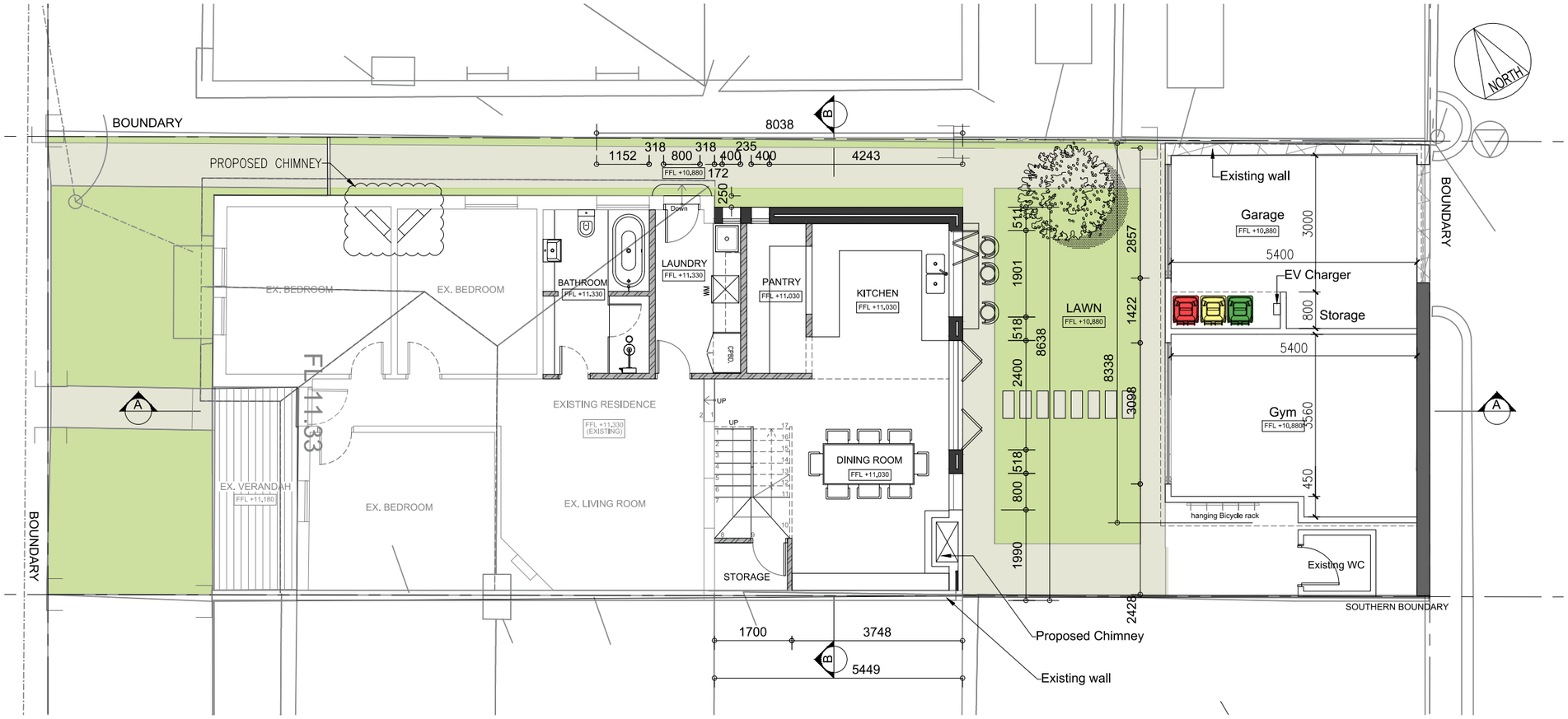
CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND OUTBUILDING
12 Brookman Street, Perth, WA 6000

DEMOLITION ELEVATIONS

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 10.10.2023	0 25
PROJECT No.	DRAWING No.	REV. M

CITY OF VINCENT
RECEIVED
13 Oct 2023



NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

AREAS:

GROUND FLOOR AREA= 98 m^2

UPPER FLOOR AREA= 84 m^2

TOTAL AREA= 182 m^2

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE.
THIS IS A CADD DRAWING DO NOT AMEND MANUALLY, DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:

LINES & DESIGNS

ARCHITECT

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND OUTBUILDING
12 Brookman Street, Perth, WA 6000

PROPOSED GROUND FLOOR PLAN

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 10.10.2023	0 25
PROJECT No.	DRAWING No.	REV. M

CITY OF VINCENT
RECEIVED
13 Oct 2023

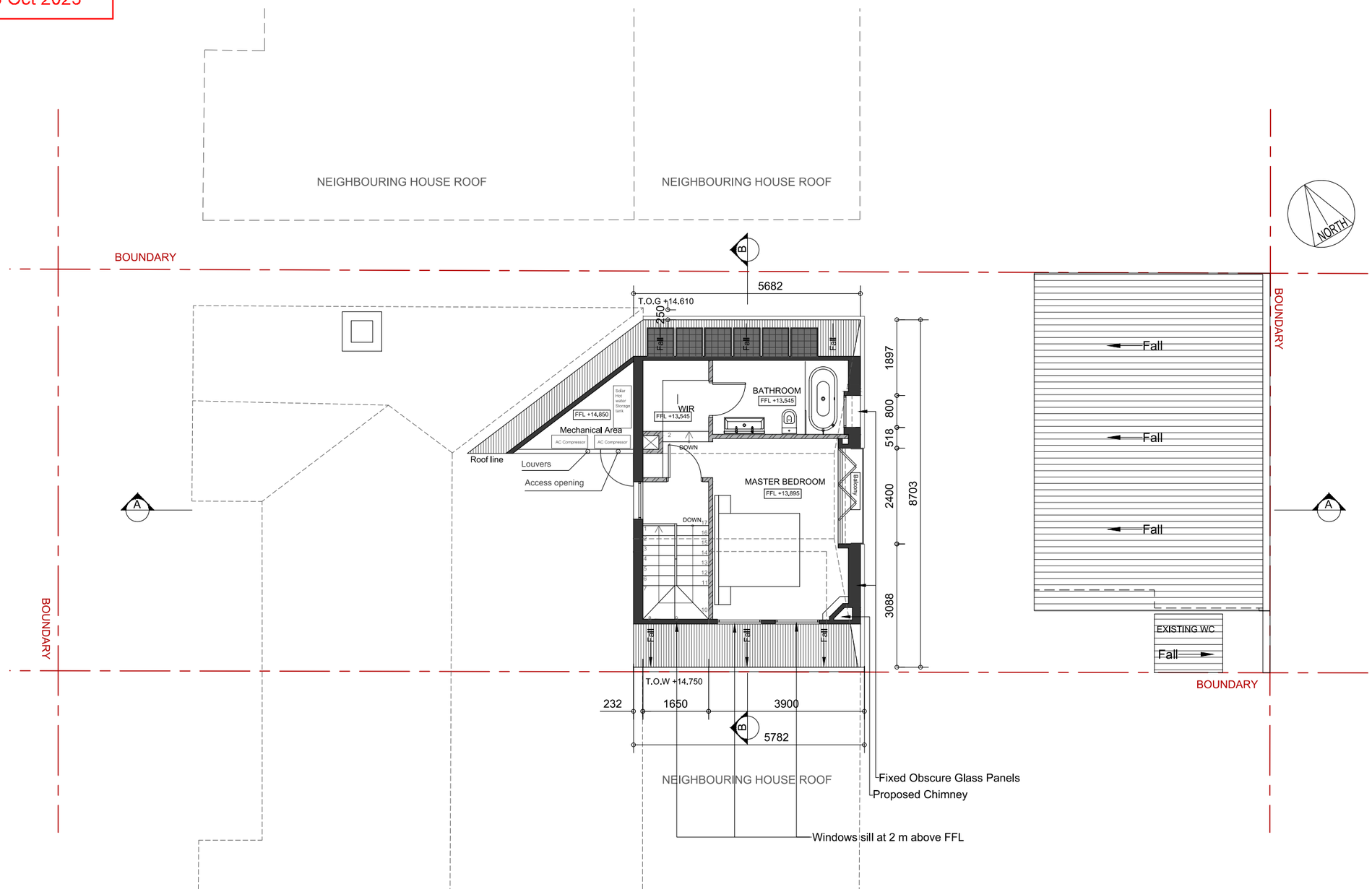
NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

AREAS:

GROUND FLOOR AREA= 98 m^2

UPPER FLOOR AREA= 84 m^2

TOTAL AREA= 182 m^2



REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED FOR APPROVAL BEFORE MANUFACTURE. THIS IS A SIGNED DRAWING FOR PLANNING APPROVAL. DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:
LINES & DESIGNS

ARCHITECT

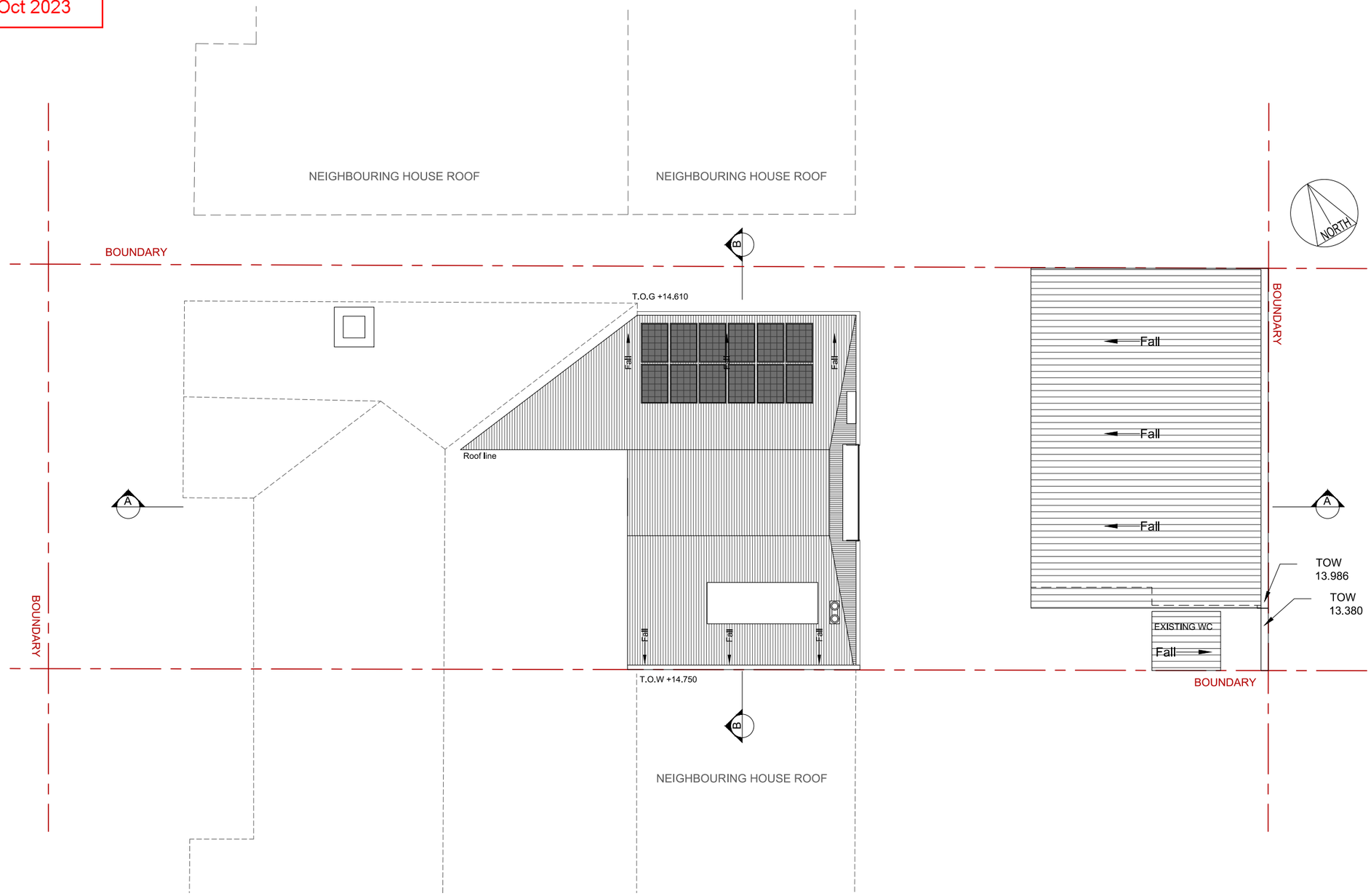
CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND OUTBUILDING
12 Brookman Street, Perth, WA 6000

PROPOSED FIRST FLOOR PLAN

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 10.10.2023	0 25
PROJECT No.	DRAWING No.	REV. M

CITY OF VINCENT
RECEIVED
13 Oct 2023



NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

AREAS:

GROUND FLOOR AREA= 98 m^2

UPPER FLOOR AREA= 84 m^2

TOTAL AREA= 182 m^2

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE.
THIS IS A CADD DRAWING DO NOT AMEND MANUALLY,
DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:
LINES & DESIGNS

ARCHITECT

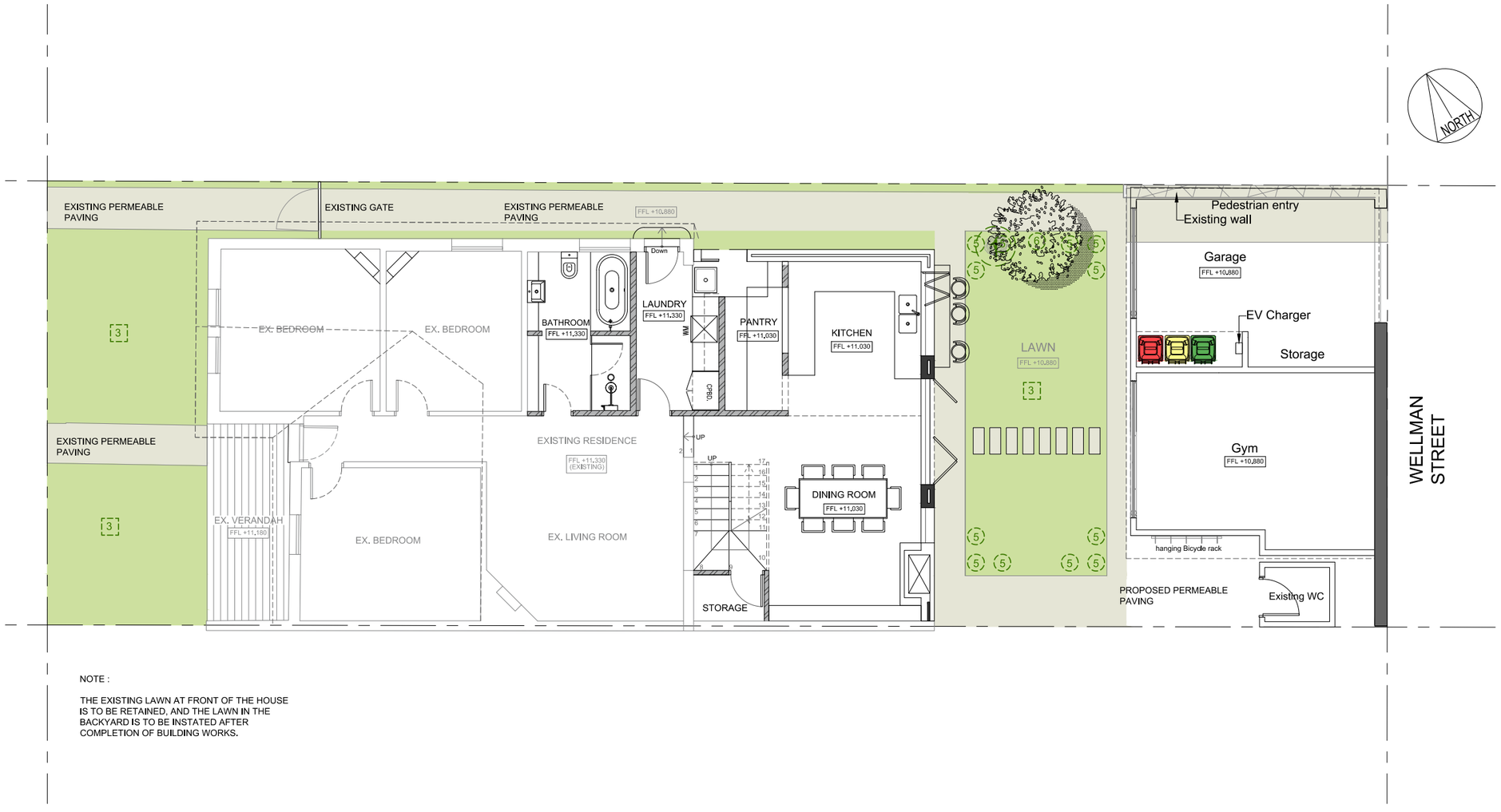
CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND OUTBUILDING
12 Brookman Street, Perth, WA 6000

PROPOSED ROOF FLOOR PLAN

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 10.10.2023	0 25
PROJECT No.	DRAWING No.	REV. M

CITY OF VINCENT
RECEIVED
13 Oct 2023



NOTE :

THE EXISTING LAWN AT FRONT OF THE HOUSE IS TO BE RETAINED, AND THE LAWN IN THE BACKYARD IS TO BE INSTATED AFTER COMPLETION OF BUILDING WORKS.

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

LEGEND:

1. EXISTING TREE STUMPS REMOVED (3 stumps)
2. EXISTING SHRUBS
3. LAWN
4. PROPOSED FRANGIPANI
5. PROPOSED VIBURNUM HEDGE
6. PROPOSED LEMON TREE

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE.
THIS IS A CADD DRAWING DO NOT AMEND MANUALLY, DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:
LINES & DESIGNS

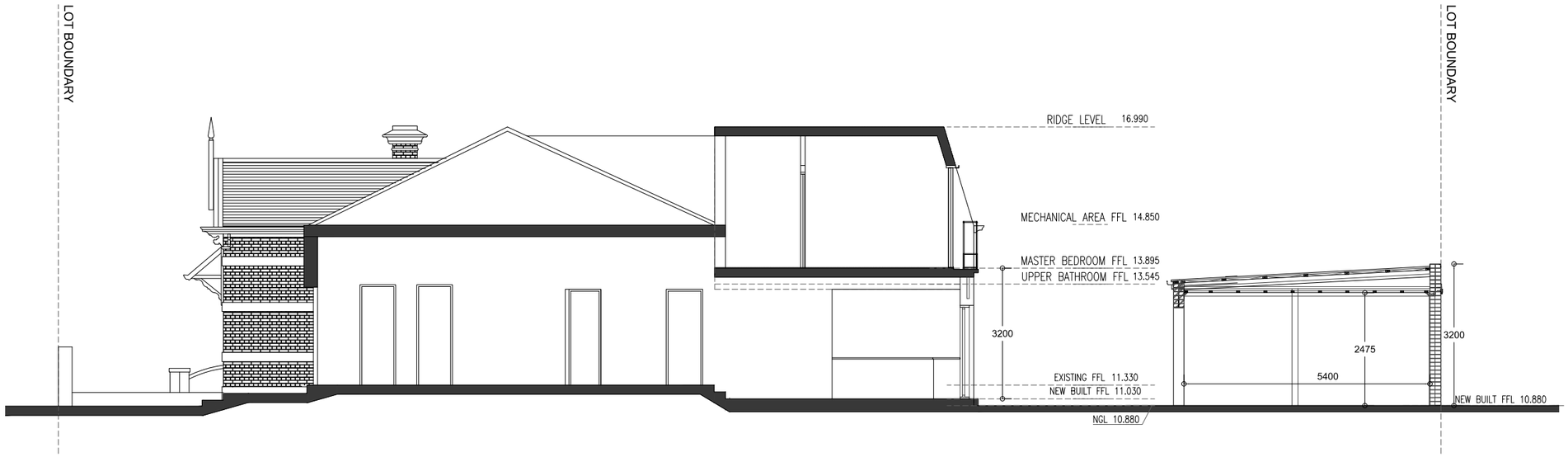
ARCHITECT

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND OUTBUILDING
12 Brookman Street, Perth, WA 6000

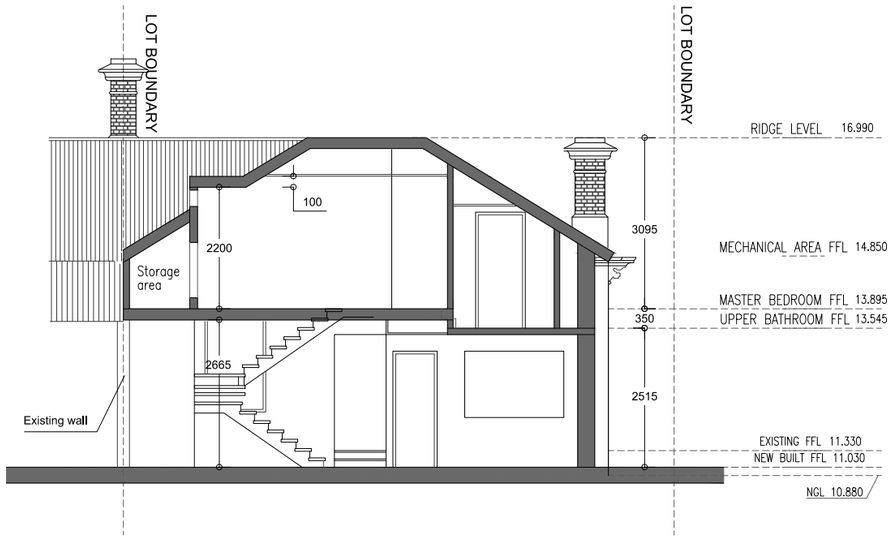
PROPOSED LANDSCAPE PLAN

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 16.10.2023	0 25
PROJECT No.	DRAWING No.	REV. M



SECTION A-A

SCALE 1:100



SECTION B-B

SCALE 1:100

CITY OF VINCENT
RECEIVED
13 Oct 2023

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED FOR APPROVAL BEFORE MANUFACTURE. THIS IS A DAND DRAWING DO NOT AMEND MANUALLY. DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:
LINES & DESIGNS

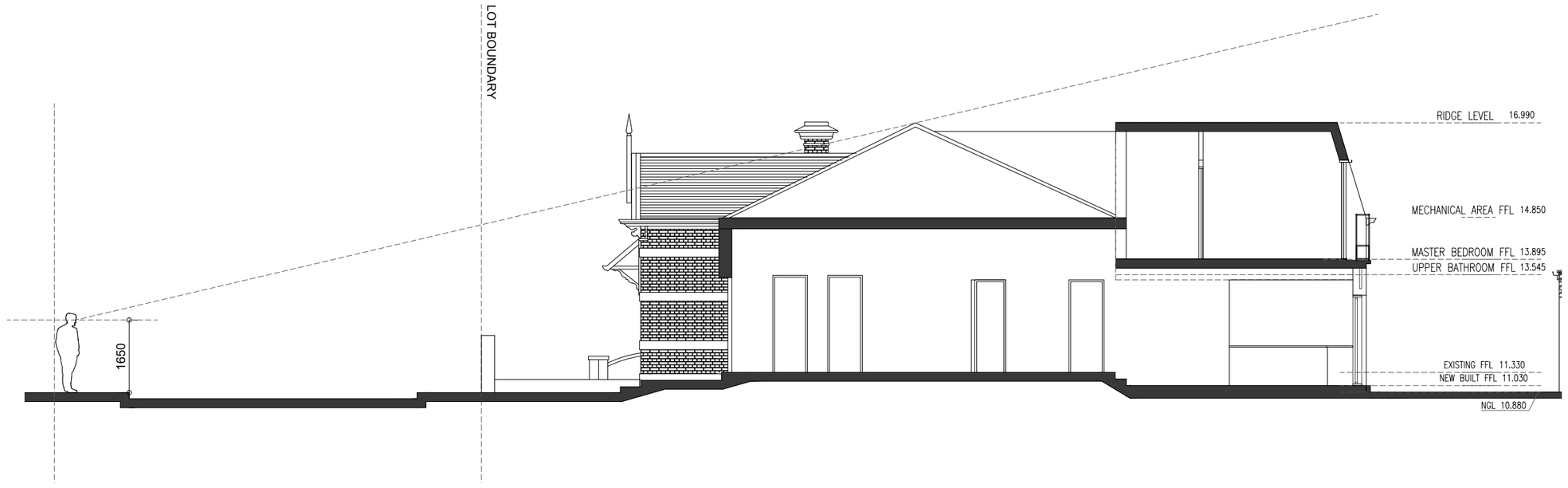
ARCHITECT

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND OUTBUILDING
12 Brookman Street, Perth, WA 6000

SECTIONS

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 10.10.2023	0 25
PROJECT No.	DRAWING No.	REV. M



Public Domain View

SCALE 1:100

CITY OF VINCENT
RECEIVED
13 Oct 2023

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE. THIS IS A CADD DRAWING DO NOT AMEND MANUALLY, DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:

LINES & DESIGNS

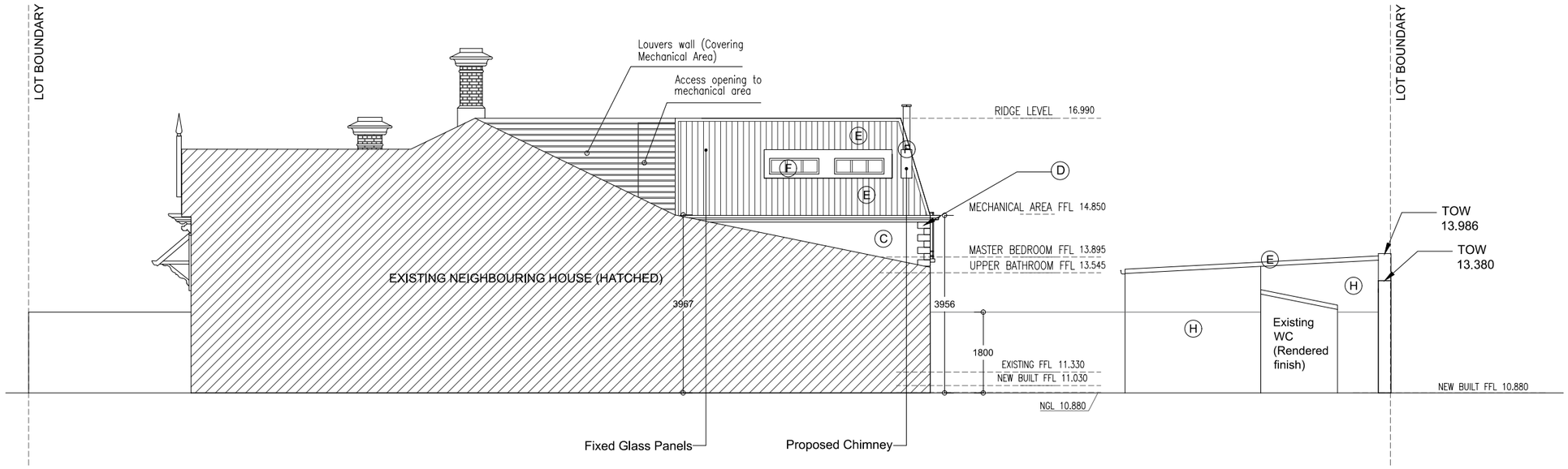
ARCHITECT

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND OUTBUILDING
12 Brookman Street, Perth, WA 6000

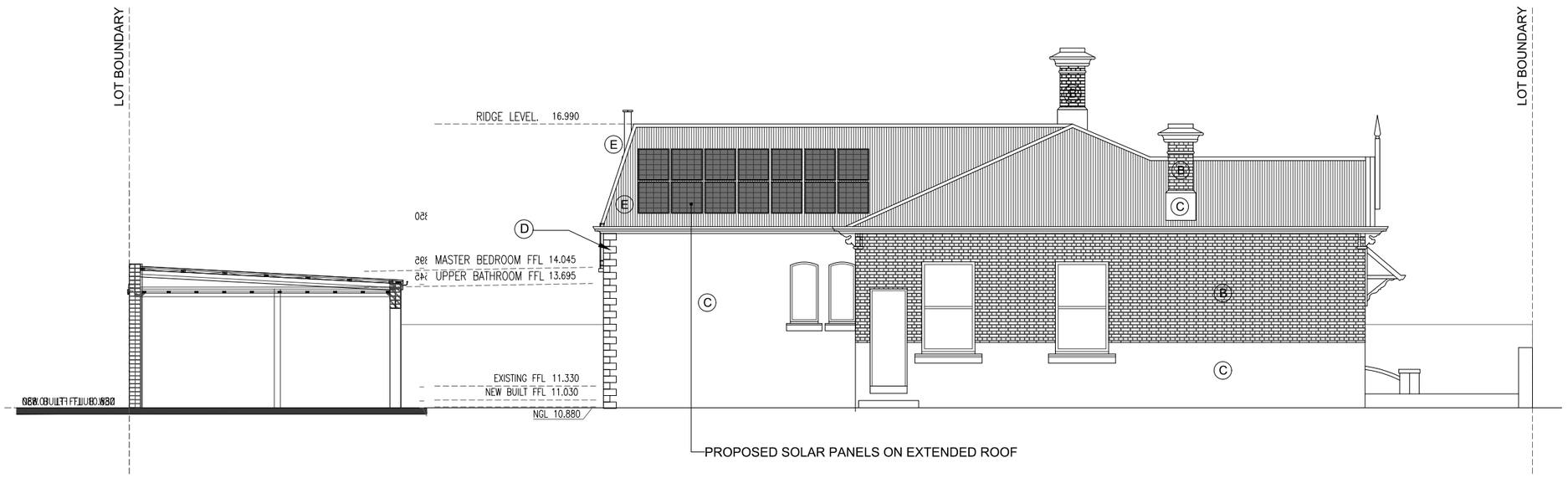
SECTIONS

DRAWN	APPROVED	REDUCTION
		0 25
SCALE 1:100	DATE 10.10.2023	
PROJECT No.	DRAWING No.	REV. M



SOUTH ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100

CITY OF VINCENT
RECEIVED
13 Oct 2023

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

FINISHES SCHEDULE:

- (A) EXISTING CORRUGATED ROOF (LIGHT GREY COLOUR)
- (B) EXISTING BRICKWORK (HERITAGE RED COLOUR)
- (C) EXISTING PAINTED RENDER (OFF-WHITE COLOUR)
- (D) PROPOSED LIMESTONE CLADDING (HONED FINISH, BISCUIT COLOUR OR SIMILAR)

- (E) PROPOSED CORRUGATED ROOF SHEET (LIGHT GREY COLOUR TO MATCH EXISTING ROOF SHEET)
- (F) PROPOSED PAINTED RENDER (COLOUR TO MATCH EXISTING PAINTED RENDER)
- (G) PROPOSED TIMBER WINDOW FRAMES AND DOORS (NATURAL TIMBER COLOUR)
- (H) PROPOSED BRICKWORK (HERITAGE RED COLOUR)

REV	DATE	DESCRIPTION	BY
E	26/01/2023	replaced limestone with render on North Elev	HH

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED FOR APPROVAL BEFORE MANUFACTURE. THIS IS A CAD DRAWING DO NOT AMEND MANUALLY. DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:
LINES & DESIGNS

ARCHITECT

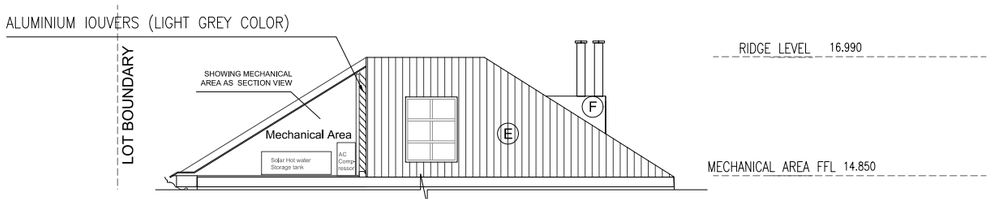
CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND OUTBUILDING
12 Brookman Street, Perth, WA 6000

ELEVATIONS

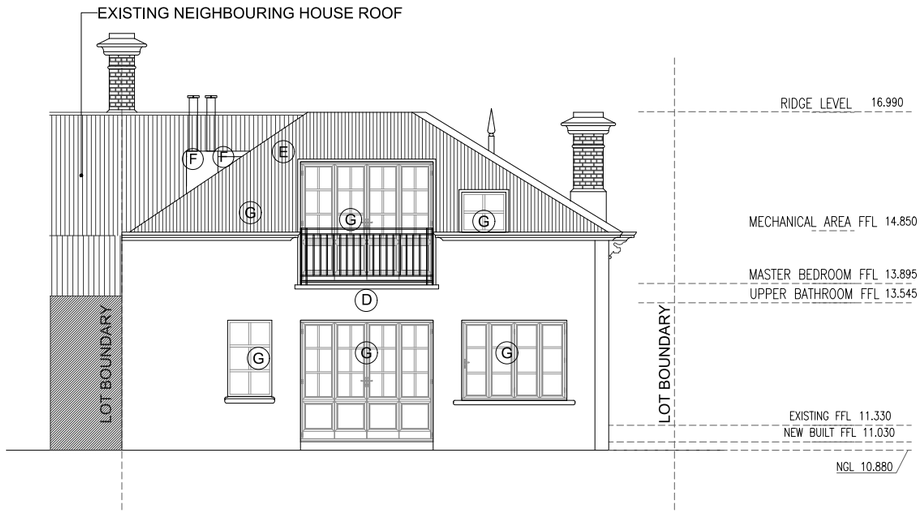
DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 10.10.2023	0 25
PROJECT No.	DRAWING No.	REV. M

CITY OF VINCENT
RECEIVED
13 Oct 2023



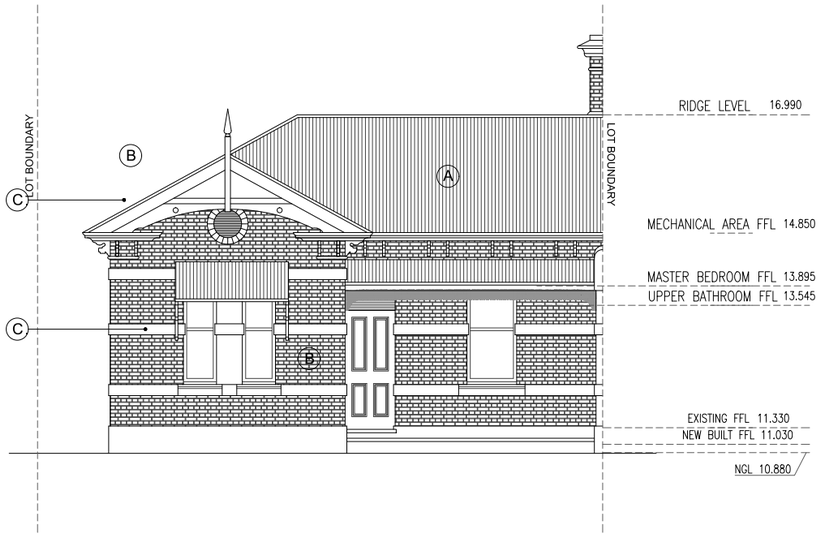
WEST ELEVATION OF PROPOSED UPPER FLOOR

SCALE 1:100



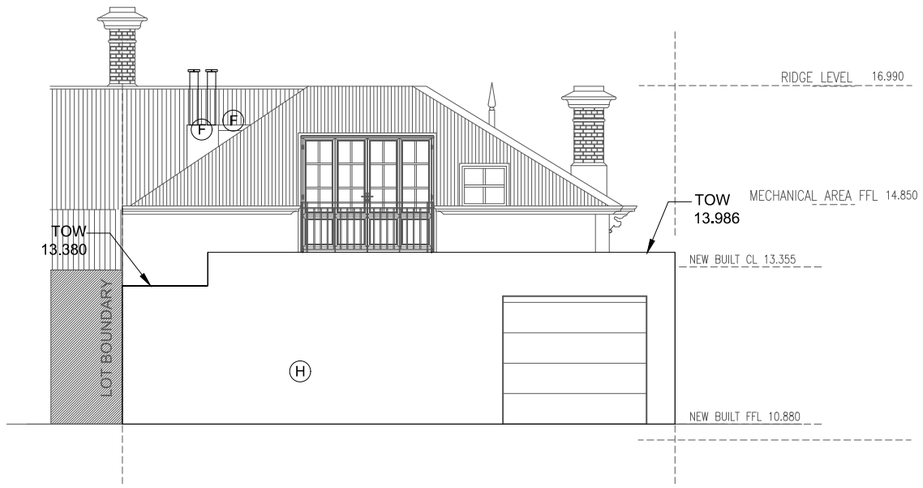
EAST ELEVATION

SCALE 1:100



WEST ELEVATION

SCALE 1:100



EAST ELEVATION WITH OUTBUILDING SHOWN

SCALE 1:100

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

FINISHES SCHEDULE:

- (A) EXISTING CORRUGATED ROOF (LIGHT GREY COLOUR)
- (B) EXISTING BRICKWORK (HERITAGE RED COLOUR)
- (C) EXISTING PAINTED RENDER (OFF-WHITE COLOUR)
- (D) PROPOSED LIMESTONE CLADDING (HONED FINISH, BISCUIT COLOUR OR SIMILAR)

- (E) PROPOSED CORRUGATED ROOF SHEET (LIGHT GREY COLOUR TO MATCH EXISTING ROOF SHEET)
- (F) PROPOSED PAINTED RENDER (COLOUR TO MATCH EXISTING PAINTED RENDER)
- (G) PROPOSED TIMBER WINDOW FRAMES AND DOORS (NATURAL TIMBER COLOUR)
- (H) PROPOSED BRICKWORK (HERITAGE RED COLOUR)

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED FOR APPROVAL BEFORE MANUFACTURE. THIS IS A CAD DRAWING DO NOT AMEND MANUALLY. DO NOT SCALE FROM THIS DRAWING.

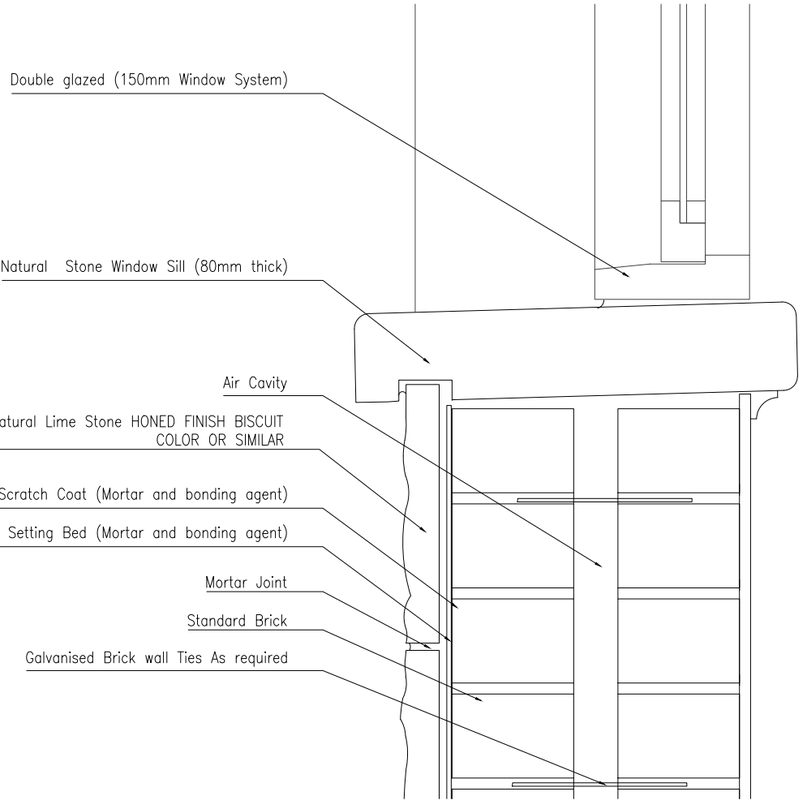
DOCUMENTATION BY:
LINES & DESIGNS
ARCHITECT

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

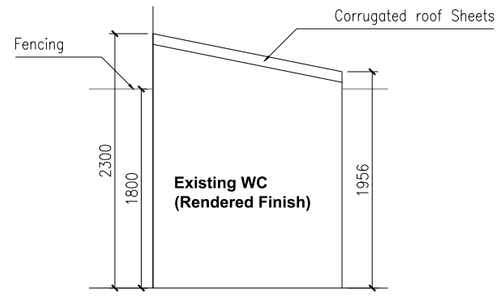
PROJECT
PROPOSED HOUSE EXTENSION AND OUTBUILDING
12 Brookman Street, Perth, WA 6000

ELEVATIONS

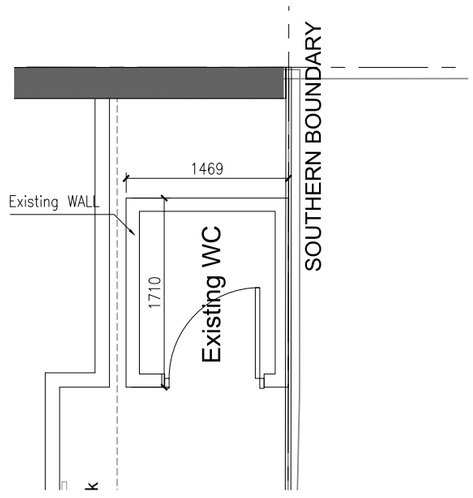
DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 10.10.2023	0 25
PROJECT No.	DRAWING No.	REV. M



Lime Stone Cladding Detail
Scale 1/5



South elevation of WC
SCALE 1:50



PLAN VIEW OF WC (OUTBUILDING)
SCALE 1:50

CITY OF VINCENT
RECEIVED
13 Oct 2023

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

REV.	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE. THIS IS A CADD DRAWING DO NOT AMEND MANUALLY. DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:
LINES & DESIGNS

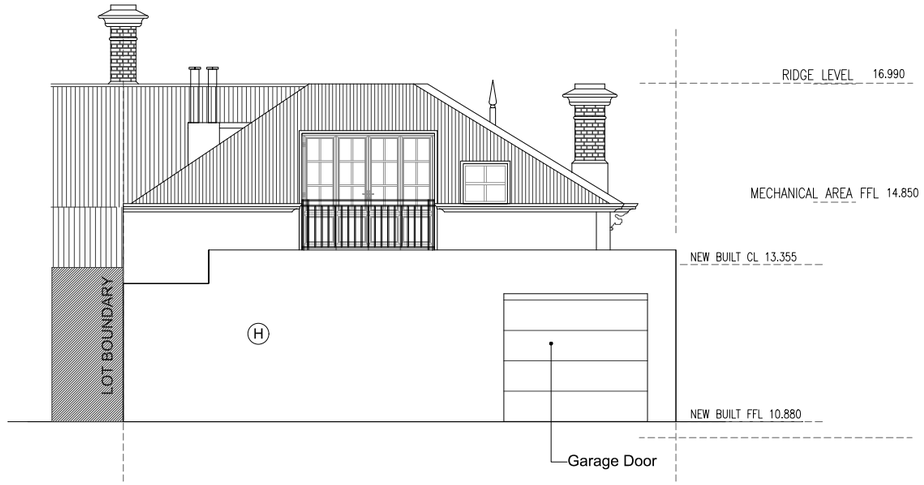
ARCHITECT

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND OUTBUILDING
12 Brookman Street, Perth, WA 6000

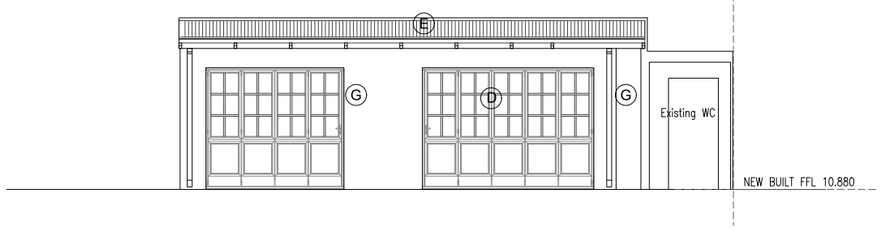
Lime Stone Cladding Detail

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 10.10.2023	0 25
PROJECT No.	DRAWING No.	REV. M



OUTBUILDING EAST ELEVATION

SCALE 1:100



OUTBUILDING WEST ELEVATION

SCALE 1:100

CITY OF VINCENT
RECEIVED
13 Oct 2023

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

FINISHES SCHEDULE:

- (A) EXISTING CORRUGATED ROOF (LIGHT GREY COLOUR)
- (B) EXISTING BRICKWORK (HERITAGE RED COLOUR)
- (C) EXISTING PAINTED RENDER (OFF-WHITE COLOUR)
- (D) PROPOSED LIMESTONE CLADDING (HONED FINISH, BISCUIT COLOUR OR SIMILAR)

- (E) PROPOSED CORRUGATED ROOF SHEET (LIGHT GREY COLOUR TO MATCH EXISTING ROOF SHEET)
- (F) PROPOSED PAINTED RENDER (COLOUR TO MATCH EXISTING PAINTED RENDER)
- (G) PROPOSED TIMBER WINDOW FRAMES AND DOORS (NATURAL TIMBER COLOUR)
- (H) PROPOSED BRICKWORK (HERITAGE RED COLOUR)

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED FOR APPROVAL BEFORE MANUFACTURE. THIS IS A CAD DRAWING DO NOT AMEND MANUALLY. DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:
LINES & DESIGNS

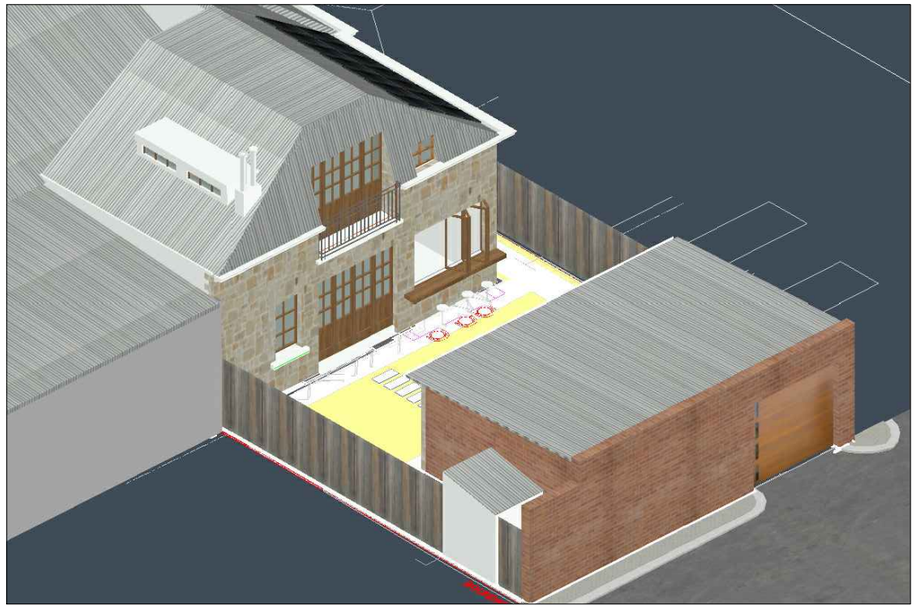
ARCHITECT

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND OUTBUILDING
12 Brookman Street, Perth, WA 6000

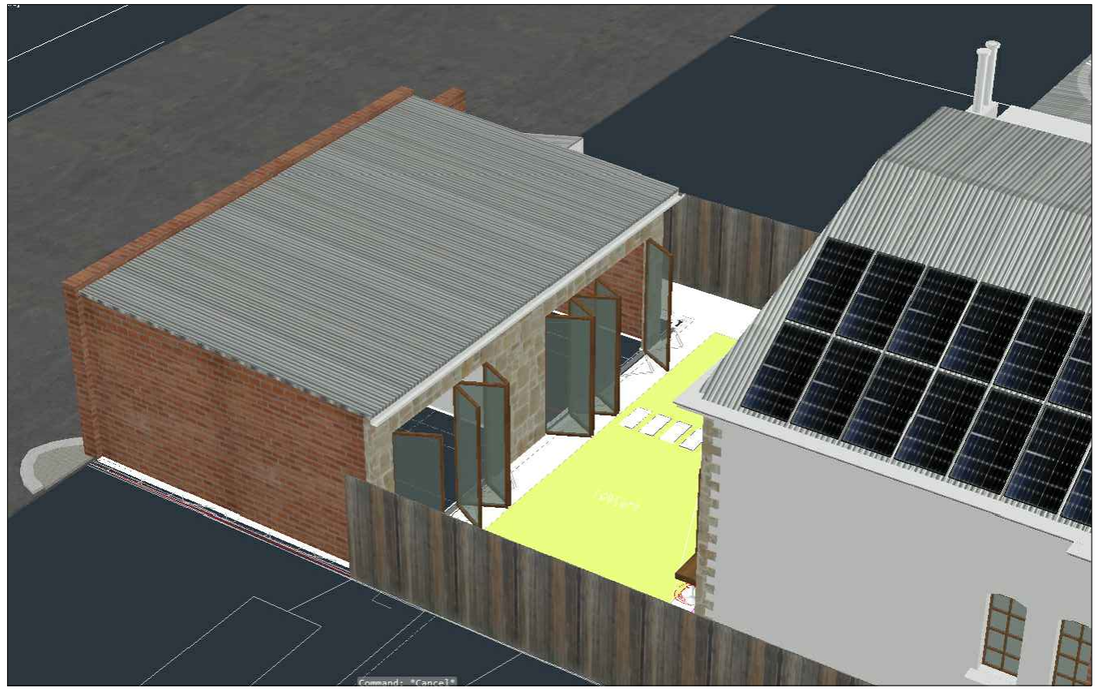
OUTBUILDING ELEVATIONS

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 10.10.2023	0 25
PROJECT No.	DRAWING No.	REV. M



VIEW 1

VIEW 2



VIEW 3

CITY OF VINCENT
RECEIVED
13 Oct 2023

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED FOR APPROVAL BEFORE MANUFACTURE. THIS IS A CAD DRAWING DO NOT AMEND MANUALLY. DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:
LINES & DESIGNS

ARCHITECT

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND OUTBUILDING
12 Brookman Street, Perth, WA 6000

RENDERED 3D VIEWS

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 10.10.2023	0 25
PROJECT No.	DRAWING No.	REV. M

CITY OF VINCENT
RECEIVED
1 September 2023

12 Brookman Street, Perth

Heritage Impact Statement

This Heritage Impact Statement has been prepared following the guidelines by the department of planning, Lands and heritage.

Rev-B AUG 2023

LINES & DESIGNS
Lines & Designs PTY LTD

CITY OF VINCENT
RECEIVED
1 September 2023

Name of Place:	LOT 69 (#12) BROOKMAN STREET, PERTH
Registration Date:	08 May 2007
Prepared by:	H.Hotait (M.Arch - M.L.Arch) - Lines & Design PTY LTD
Prepared for:	Development application
Date:	30 Aug 2023 (Rev B)

01. Location

The subject property is located at Lot 69 on Plan 4576(2), Known as no. 12 Brookman Street, Perth. The property is located between Brookman Street and Wellman Street.

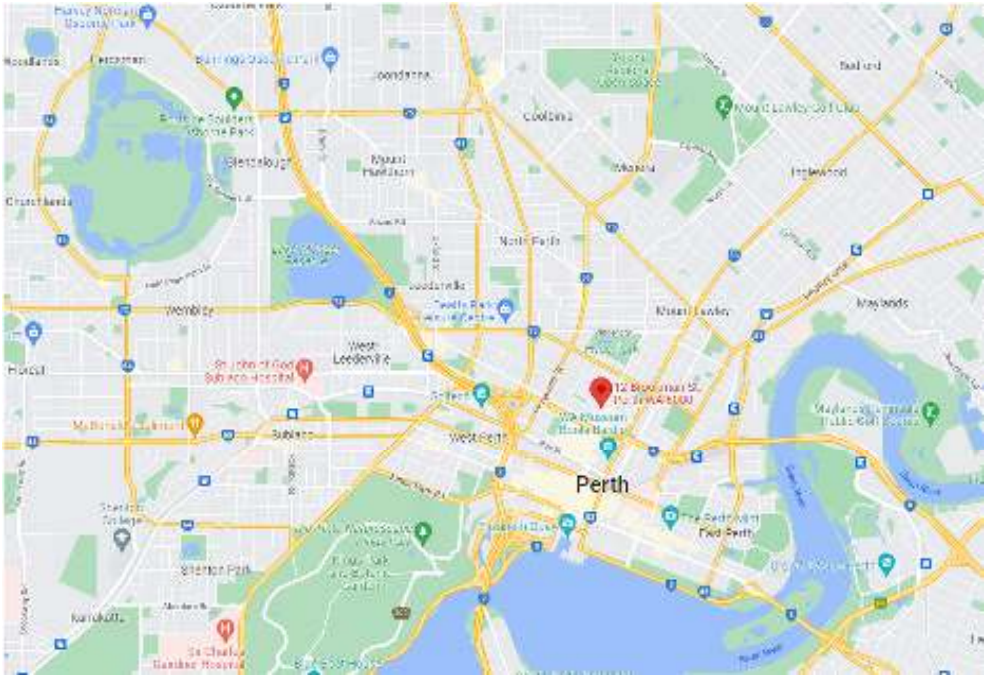


Figure 1: Location of 12 Brookman Street within the City of Perth Context. Source: Google, February 2022

CITY OF VINCENT
RECEIVED
1 September 2023

Figure 2: Cadastral Plan, 12 Brookman Street, PERTH. Source: Landgate, September 2021

Figure 3: View from South West along Brookman Street. Source: Google Maps

Heritage listings:

Heritage Listing Type	Status	Date
Heritage List	Adopted	
State Register	Registered	08 May 2007
Register of the National Estate	Nominated	23 April 1991
Register of the National Estate	Indicative Place	
Municipal Inventory	Adopted	13 November 1995

Statement of significance:

Source: The Heritage Council of Western Australia's Register Entry for P03992.

- The Brookman and Moir Streets Group is a complete and intact residential development of 1897, undertaken by prominent citizens under William Brookman.
- The intact working class semidetached houses were constructed in the Federation Queen Anne Style.
- It demonstrates the social mores and way of life in the developing area north of Perth, at the commencement of the Gold Boom period.
- It provides a notable example of a late 19th century townscape with its repetitive building forms and development patterns.
- It is a unique example of a housing estate that includes: The scale of the subdivision and development by a speculative development company is a notable historic and social event of its time.
- Duplex, 2-4 Brookman Street are integral elements of the Brookman and Moir Streets Group. The form and scale of the typical Federation Queen Anne workers housing was varied in the case of this duplex, with the introduction of the bay windows. This differentiated the duplex pair from the other semi-detached workers housing within the development. It demonstrated the possibility of personalizing properties without disturbing the consistent development patterning of the whole development.

CITY OF VINCENT
RECEIVED
1 September 2023

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

The Proposed alterations and additions at 12 Brookman Street, Perth takes into consideration that the existing house and the lot are of identified heritage significance, especially that the house have had several renovations and alterations that sought to restore the house to its earlier form and worked on reinstating many authentic details and features. This development with the proposed rear two-storey addition and the added outbuilding (garage & gym) at the back of the lot does not impact any of the value statements and hold the heritage significance of the house and precinct.

The Proposed Development comply with the requirements of Policy NO. 7.6.1 (HERITAGE MANAGEMENT - DEVELOPMENT GUIDELINES FOR HERITAGE AND ADJACENT PROPERTIES) and Appendix NO.6 (BROOKMAN AND MOIR STREETS DEVELOPMENT GUIDELINES). The list below shows how each of these point is considered:

Performance Criteria and acceptable development	Proposed development
P1 Development is to comply with the statement of significance and zones of significance outlined in Heritage Assessment, Heritage Impact Statement and/or Place Record Form. Development within zones, spaces and fabric of the place identified as significant is conserved and/or adapted in a manner that protects the significant heritage values. Development within zones, spaces and fabric of the place that are of little or no significance is to be sympathetic to the existing material and readily identifiable as new work.	The proposed development respects the original house and recognises its heritage significance. This development has a minimal impact on the original house with no alterations to the main façade from Brookman street, the changes to the back of the original house (except the rear skillion roof) are minimal, and the new proposed addition is sympathetic and identifiable as new work. Reinstating the front chimney in the proposed development will enhance the heritage significance of Brookman street The original WC on the back of the lot will be maintained. and will be integrated in the proposed rear addition.

CITY OF VINCENT
RECEIVED
1 September 2023

Performance Criteria and acceptable development	Proposed development
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. **Building Scale, Bulk and Mass** A.2.1 The additions and alterations: A.2.1 The additions and alterations: do **not alter the original facade(s) or roof pitch**; are clearly distinguishable from the original part of the heritage place to be conserved; are based on research that can identify the elements, detailing and finishes already used; do not obscure or alter an element that contributes to the significance of the place; maintain an existing vista or view lines to the principal facade(s) of a heritage place; are positioned and sized to ensure that the prominence of significant parts of the heritage listed place are retained. A.2.2 An **upper storey is sited and massed behind the principal facade(s)** so that it is not visible from the street, particularly in intact or consistent streetscapes A.2.1 The additions and alterations: do not alter the original facade(s) or roof pitch; are clearly distinguishable from the original part of the heritage place to be conserved; are based on research that can identify the elements, detailing and finishes already used; do not obscure or alter an element that contributes to the significance of the place; maintain an existing vista or view lines to the principal facade(s) of a heritage place; are positioned and sized to ensure that the prominence of significant parts of the heritage listed place are retained. A.2.2 An upper storey is sited and massed behind the principal facade(s) so that it is not visible from the street, particularly in intact or consistent streetscapes	The proposed development is compatible and compliant with the development guidelines requirements as per the following : A2.1 - intervention to the original façade and roof pitch is limited to reinstating the missing front chimney (highly recommended within guidelines) , in addition to the refurbishment treatment and recoating of the façade elements (gables, with timber barges, barge caps, finials, pierced timber fretwork …) with the traditional colours that are appropriate with the architectural style . A2.2 The proposed two-storey addition to the back of the original house complies with the required viewing criteria (at 1.65m height from the other side of the street looking at the ridge of original roof). The proposed addition and alteration are distinguishable from the original house through selection of different texture and materials. Finishes are either rendered, or cladded with limestone , and the proposed windows and doors will have different sizing, colour and design (refer to attached architectural drawings). The visible part of the proposed extended roof will be, as per guidelines, made of same current material (corrugated roof sheets with galvanised finish) however,this part of the roof will be stepped from the original roof and solar panels are proposed to be fixed to it which will make it distinguishable. The proposed outbuilding addition at the back of the lot is separate from the house, proposed to be located at the back boundary adjacent to Wellman street, and will have no impact on the heritage significance of the original house and Bookman Street.

CITY OF VINCENT
RECEIVED
1 September 2023

5

CITY OF VINCENT
RECEIVED
1 September 2023

A.2.3 Where the place is located on a corner site the upper storey addition is sited and massed so that it is visually recessive from the place's main frontage so that the scale of the heritage place is the dominant element in either streetscape. On corner sites the visibility of taller additions should be assessed from both streets **Doors and Openings** A.2.4 New openings in the principal facades(s) visible from the street are avoided, or if openings are visible, they are proportionally related to those of the heritage place, unless concealed from view from the principal street frontage. **Materials, Surface Finishes and Fences** A.2.5 Walls, roof and fences are complementary to the heritage place in terms of materials, finishes, textures and paint colours and are appropriate to its architectural style. **Internal Alterations** A.2.6 Internal alteration controls will only apply to interiors of places listed as Management Category A and are guided by the Statement of Significance detailed in the Place Record Form and/or Heritage Assessment or Conservation Plan.	Internally, The owners of the property suggest reinstating the missing chimney between the 2 front rooms and changing the current flooring of the original house back to Jarrah timber.

CITY OF VINCENT
RECEIVED
1 September 2023

Performance Criteria and acceptable development	Proposed development
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. A.3.2 Partial demolition of a building on the City's Municipal Heritage Inventory will generally be supported provided that: the parts to be demolished do not contribute to the cultural heritage significance of the place as identified in the Heritage Impact Statement, Place Record Form, Heritage Assessment and/or Conservation Plan; the proposed demolition will have no negative impact on the significant fabric of the place; and sufficient fabric is retained to ensure structural integrity during and after the development.	The proposed development involves : - The demolition of the rear addition of the original house that is not intended to be conserved (Appendix No 6 – Part 3). - The demolition of the carport, storage area at the back of the lot, as these elements hold no heritage significance, and were all built during the past 35 years. The Proposed addition will maintain the alignment of rear addition zone (as per attached Drawing NO HIS-1). The original WC on the back of the lot will be maintained. and will be integrated in the proposed rear addition.

CITY OF VINCENT
RECEIVED
1 September 2023

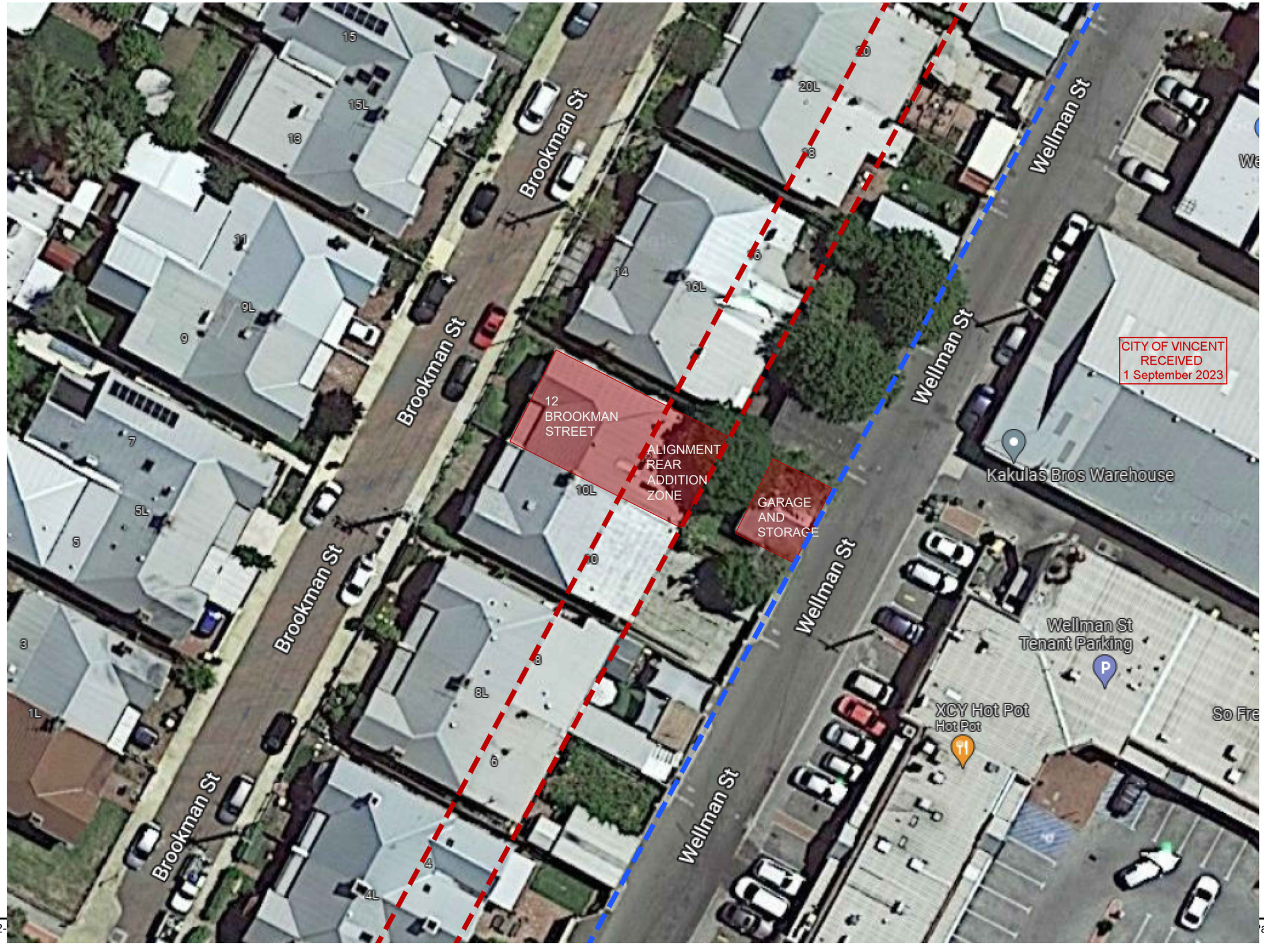
The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

Proposed development aspects that could detrimentally impact on heritage significance	Proposed measure to minimise impact
The visibility of the continued roof when seen from a narrow angle from Brookman Street.	The proposed roof extension is made distinguishable by it being stepped from the original roof line, and also through the installation of solar panels on the added part. Note: This extension is similar to what is already applied on 7 Brookman Street and 15 Brookman Street. (Check attached drawing NO HIS-2).
Change in room layout. The change of use of the rear original dining room to accommodate essential functions in the house (pantry, laundry, toilet and bathroom) might have an impact on the heritage significance of the house fabric.	The external existing walls are retained with minor proposed alterations (one opening added).

Conclusion:

In line with the cultural and heritage significance values of the Brookman and Moir Streets Precinct, the proposed development in our opinion, will have little impact on the existing building significance and Streetscape. The proposed works are sympathetic, with different material selection and design that will be clearly distinguishable from the original building and will accommodate the owners' requirements of space and functions for years to come.

References and attachments:


Brookman St
Wellman St
12 BROOKMAN STREET
ALIGNMENT REAR ADDITION ZONE
GARAGE AND STORAGE
CITY OF VINCENT
RECEIVED
1 September 2023
Kakulas Bros Warehouse
Wellman St Tenant Parking
XCY Hot Pot
Hot Pot

12
Brookman
Street
12 Brookman St,
Perth WA 6000
Brookman St
Wellman St
Kakulas Bros Warehouse
Wellman St
Tenant Parking
CITY OF VINCENT
RECEIVED
1 September 2023
Google

9.3 NO. 12 BROOKMAN STREET (LOTS: 69 AND 90; PLAN: 4576) - PROPOSED ALTERATIONS AND ADDITIONS TO SINGLE HOUSE

Ward: South

Attachments:
1. Consultation and Location Plan
2. Development Plans
3. Heritage Impact Statement
4. Perspectives
5. Summary of Submissions - Applicant Response
6. Summary of Submissions - Administration Response
7. 22 July 2022 Plans
8. 24 November 2022 Plans
9. Overshadowing Analysis
10. Public Domain View
11. 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, REFUSES the application for Alterations and Additions to Single House at No. 12 (Lots: 69 and 90; P: 4576) Brookman Street, Perth in accordance with the plans shown in Attachment 2 with the associated determination advice notes in Attachment 11, for the following reasons:

1. The proposed provision of open space does not satisfy the Design Principles of Clause 5.1.4 of State Planning Policy 7.3: Residential Design Codes – Volume 1, the development considerations of the City of Vincent Planning and Building Policy Manual Appendix 6 – Brookman and Moir Streets Development Guidelines, and performance criteria of Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties, for the following reasons:

1.1 The building footprint of the additions would result in building bulk on the site that is inconsistent with the expectations of the R25 density code and the modest scale of the Brookman and Moir Streets Precinct; and

1.2 The building footprint and scale would not be compatible with or respectful of the adjoining properties and wider precinct;

2. The proposed solar access to adjoining sites does not satisfy the Design Principles of Clause 5.4.2 of State Planning Policy 7.3: Residential Design Codes – Volume 1 or objectives of the Brookman and Moir Streets Development Guidelines because the shadow from the additions would adversely impact the amenity of the adjoining property by restricting existing solar access to an outdoor living area;

3. The demolition of the rear water closet does not satisfy the development controls of the City of Vincent Planning and Building Policy Manual Appendix No. 6 Brookman and Moir Streets Development Guidelines because it has not been demonstrated that it would not adversely impact the cultural heritage significance associated with the heritage place, through the removal of development which represents an original component of the subdivision of the Brookman and Moir Streets Precinct;

4. The scale, form and architectural detailing of the proposed two storey addition would not satisfy the objectives of the City of Vincent Planning and Building Policy Manual Appendix No. 6 Brookman and Moir Streets Development Guidelines, objectives of City of Vincent Policy No. 7.6.1 – Heritage Management – Development Guidelines for Heritage and Adjacent Properties or development principles of State Planning Policy 3.5 – Historic Heritage Conservation. This is because it would not be respectful of, or compatible with, the heritage fabric of the subject site and adjoining properties, and would not appropriately interpret the heritage significance of the dwellings within the Brookman and Moir Streets Precinct with a high quality contemporary design;

5. As a result of the demolition and cumulative impact of building bulk, scale, appearance and overshadowing from the proposed additions, for reasons 1 to 4, the development would:

5.1 adversely affect the cultural heritage significance of the subject site and broader Brookman and Moir Streets Heritage Precinct (Clause 67(2)(k), (l) (f) (g) and (x) of the Deemed Provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015);*

5.2 not be compatible with the existing or desired character of the local area, as defined by the Brookman and Moir Streets Development Guidelines (Clause 67(2)(g) and (m) of the Deemed Provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015);*

5.3 have an adverse and detrimental impact on the amenity of the adjoining property and character of the locality in accordance with Clause 67(n) of the Deemed Provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and

5.4 not enhance the amenity and character of the existing neighbourhood and is not compatible with the established area in accordance with the objectives of the Residential Zone under Local Planning Scheme No. 2.

At 7.48pm Executive Director Strategy & Development left the meeting.
At 7:49 pm, Cr Dan Loden returned to the meeting.
At 7.49 pm, Cr Jonathan Hallett left the meeting.
At 7:51 pm, Cr Jonathan Hallett returned to the meeting.

COUNCIL DECISION ITEM 9.3

Moved: Cr Hallett, Seconded: Cr Castle

That the recommendation be adopted.

CARRIED (8-0)

For: Mayor Cole, Cr Alexander, Cr Castle, Cr Loden, Cr Worner, Cr Hallett, Cr Ioppolo and Cr Wallace

Against: Nil

(Cr Gontaszewski was an apology for the Meeting.)

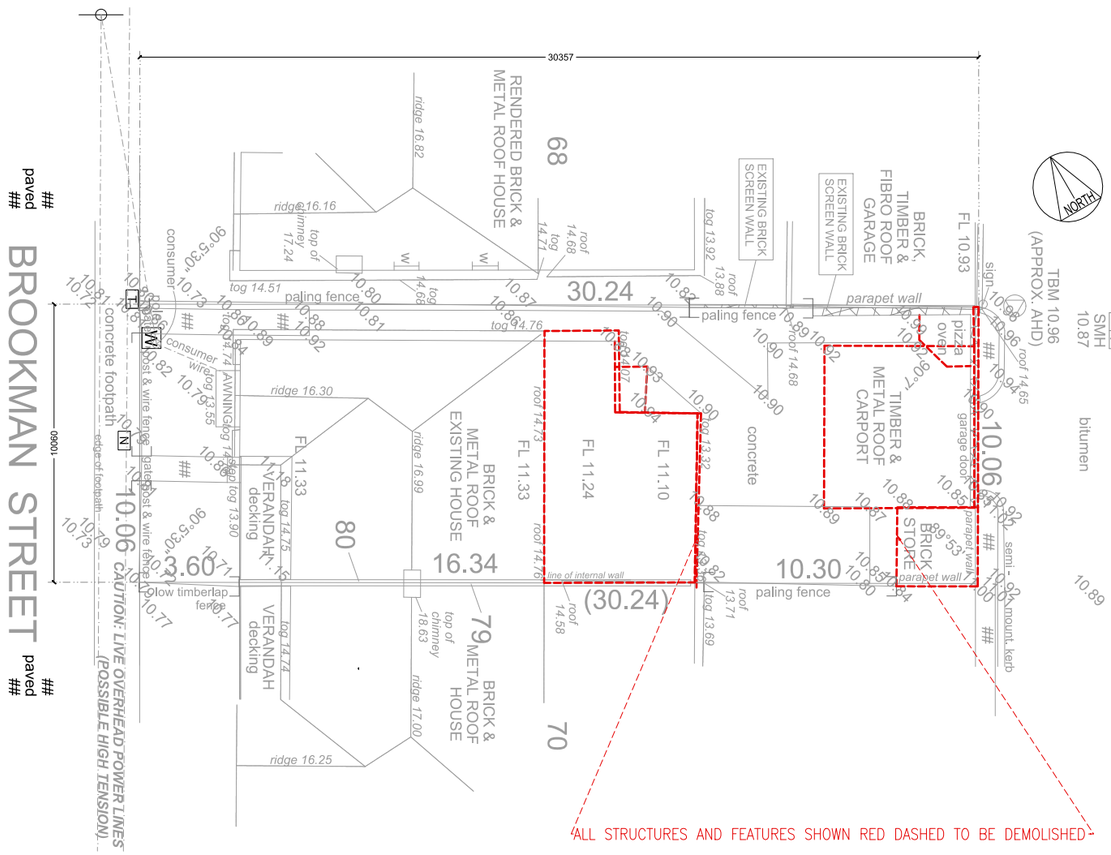
CITY OF VINCENT
RECEIVED
14 April 2023

CITY OF VINCENT
DA No. 5.2022.223.1

OMC 16 May 2023

REFUSED
Refer to Decision Notice

Coordinator Planning Services



NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE. THIS IS A CADD DRAWING DO NOT AMEND MANUALLY, DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:
LINES & DESIGNS

ARCHITECT

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

DEMOLITION SITE PLAN

DRAWN	APPROVED	REDUCTION
SCALE 1:200 @A3	DATE 22.07.2022	0 25
PROJECT No.	DRAWING No.	REV. D

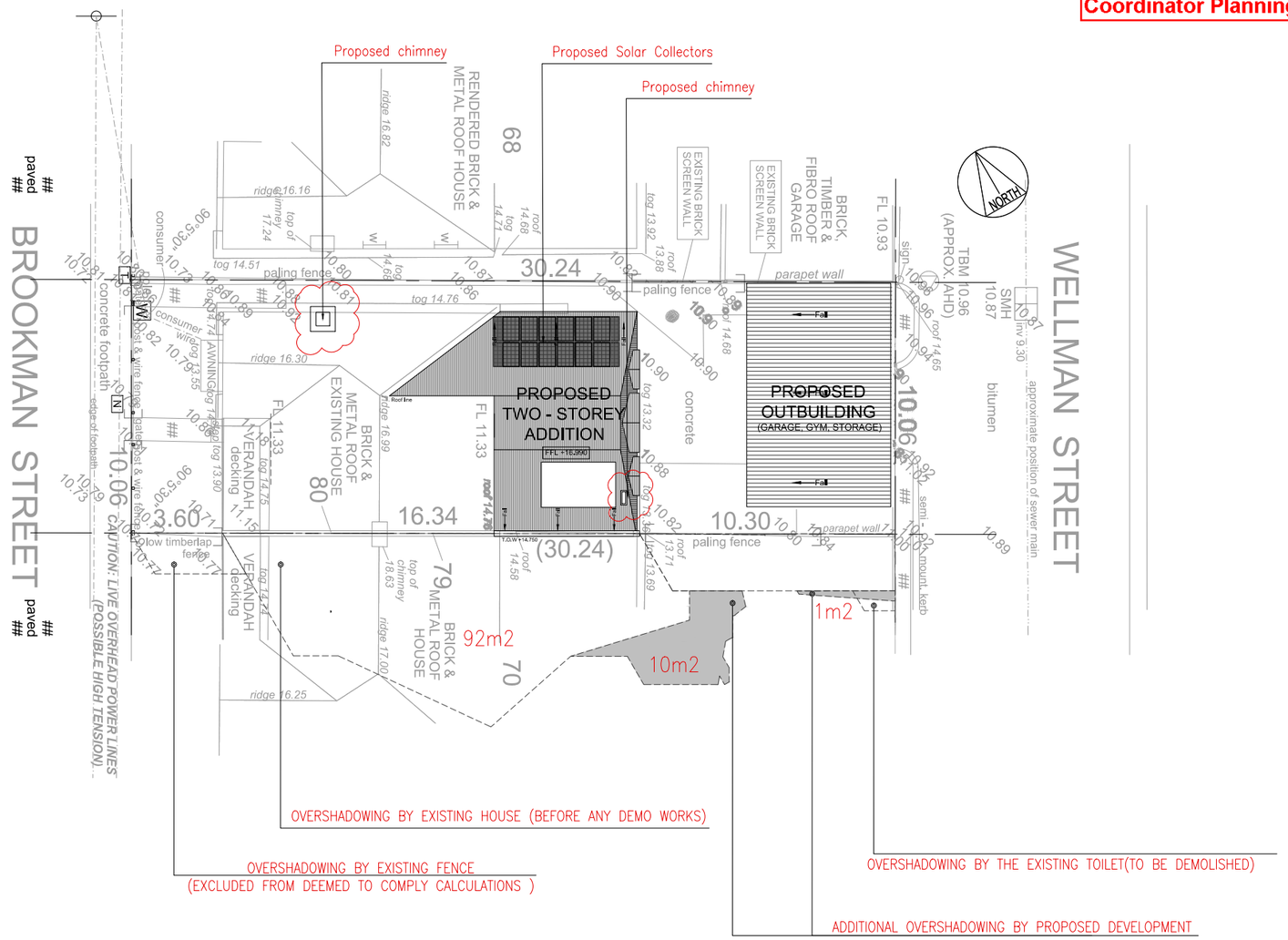
CITY OF VINCENT
RECEIVED
14 April 2023

CITY OF VINCENT
DA No. 5.2022.223.1

OMC 16 May 2023

REFUSED
Refer to Decision Notice

Coordinator Planning Services



NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE.
THIS IS A CADD DRAWING DO NOT AMEND MANUALLY, DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:
LINES & DESIGNS

ARCHITECT

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

PROPOSED SITE PLAN

DRAWN	APPROVED	REDUCTION
SCALE 1:200	DATE 30.03.2023	0 25
PROJECT No.	DRAWING No.	REV. E

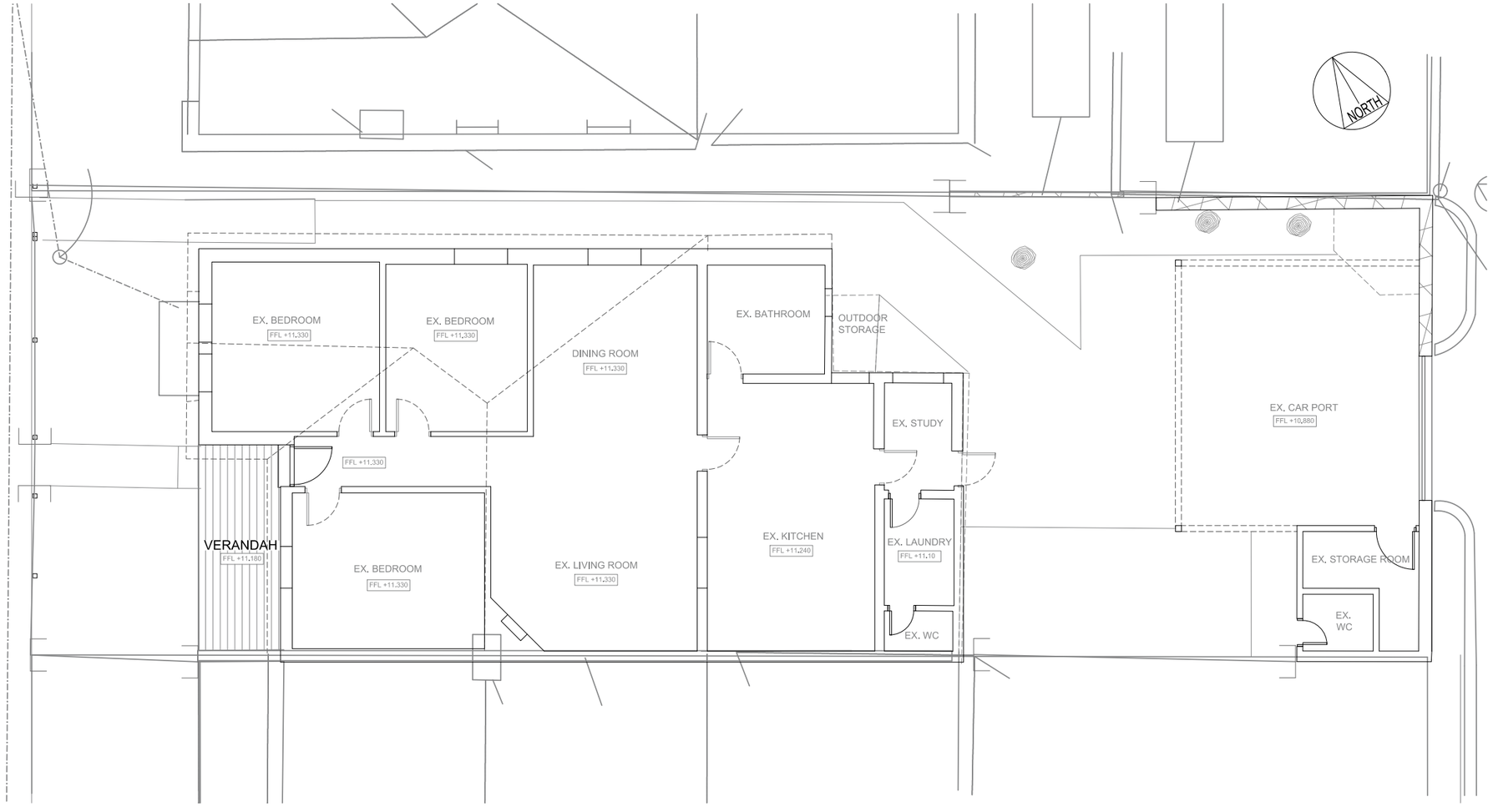
CITY OF VINCENT
RECEIVED
14 April 2023

CITY OF VINCENT
DA No. 5.2022.223.1

OMC 16 May 2023

REFUSED
Refer to Decision Notice

Coordinator Planning Services



NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE.
THIS IS A CADD DRAWING DO NOT AMEND MANUALLY.
DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:
LINES & DESIGNS

ARCHITECT

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

EXISTING GROUND FLOOR PLAN

DRAWN	APPROVED	REDUCTION
		0 25
SCALE 1:100	DATE 13.04.2023	
PROJECT No.	DRAWING No.	REV.

CITY OF VINCENT
RECEIVED
14 April 2023

CITY OF VINCENT
DA No. 5.2022.223.1

OMC 16 May 2023

REFUSED
Refer to Decision Notice

Coordinator Planning Services

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

EXISTING NORTH ELEVATION
SCALE 1:100

EXISTING WEST ELEVATION
SCALE 1:100

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED FOR APPROVAL PRIOR TO MANUFACTURE. THIS IS A CONTRACT DRAWING DO NOT AMEND MANUALLY. DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:
LINES & DESIGNS

ARCHITECT

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

EXISTING ELEVATIONS

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 13.04.2023	0 25
PROJECT No.	DRAWING No.	REV. H

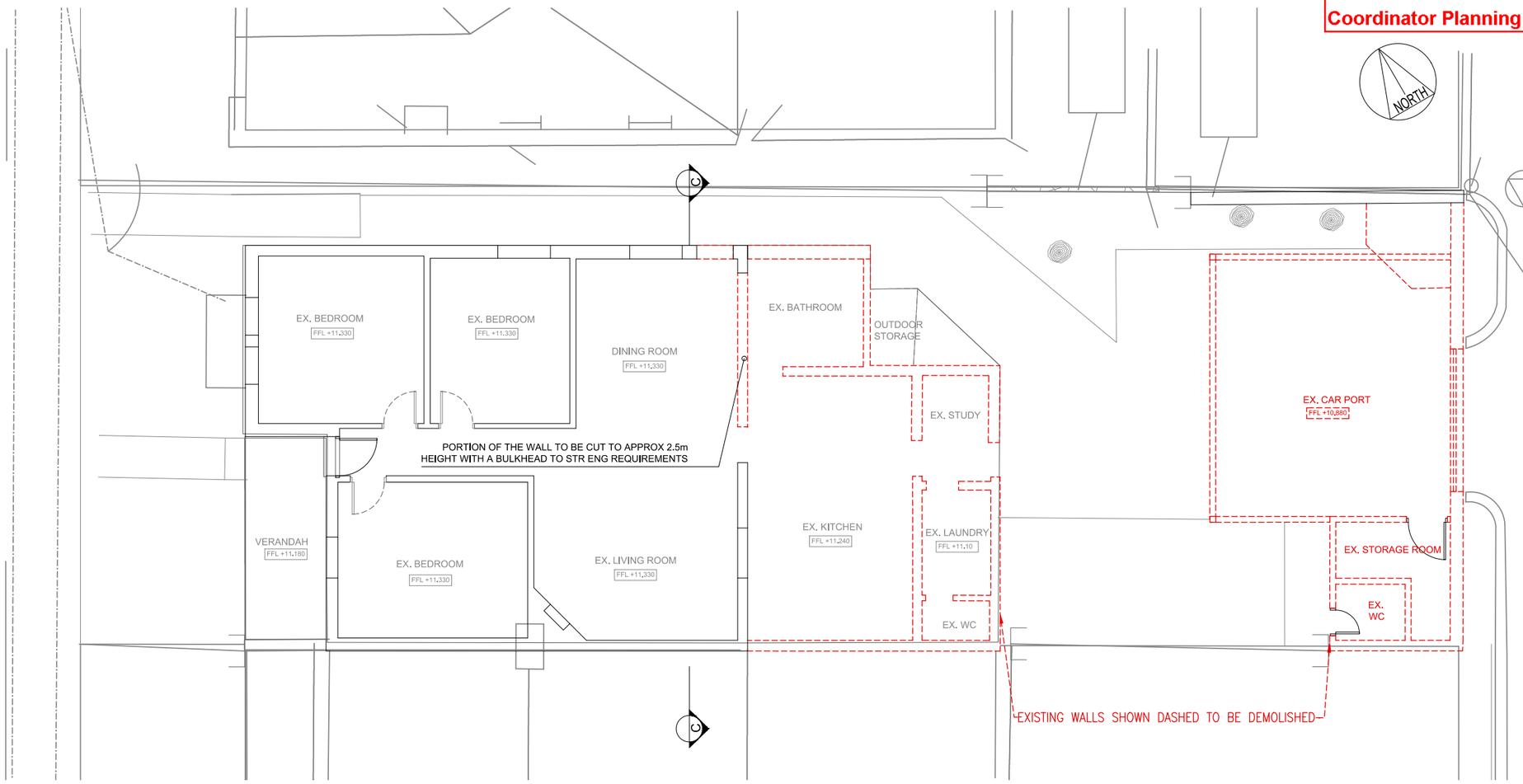
CITY OF VINCENT
RECEIVED
14 April 2023

CITY OF VINCENT
DA No. 5.2022.223.1

OMC 16 May 2023

REFUSED
Refer to Decision Notice

Coordinator Planning Services



NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. THIS IS A DATED DRAWING DO NOT AMEND LOCALLY, DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:

LINES & DESIGNS

ARCHITECT

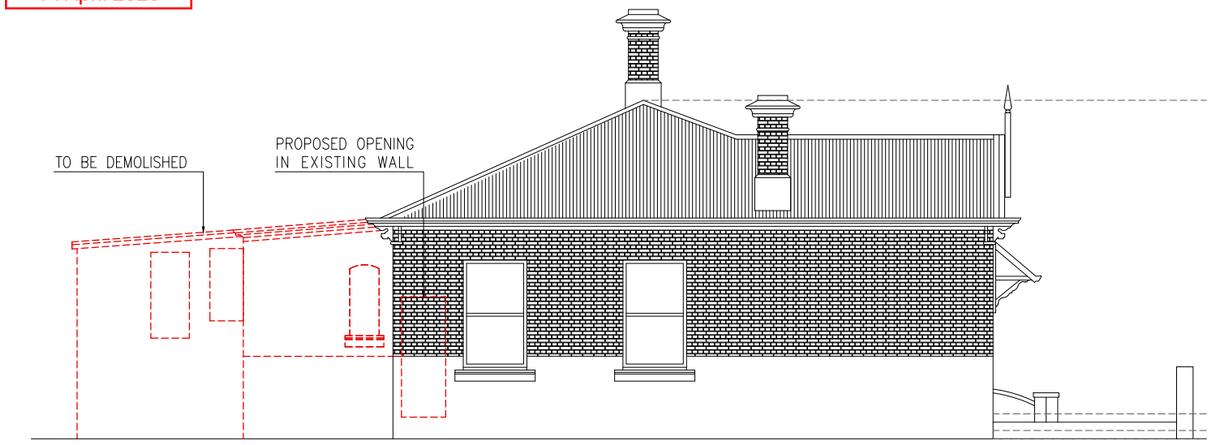
CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

DEMOLITION PLAN

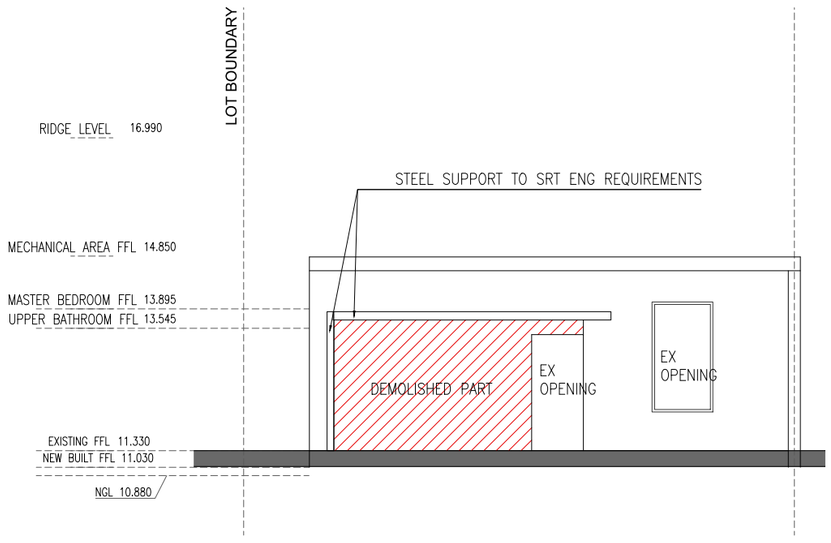
DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 13.04.2023	0 25
PROJECT No.	DRAWING No.	REV. H

CITY OF VINCENT
RECEIVED
14 April 2023



EXISTING NORTH ELEVATION
SCALE 1:100

EXISTING WEST ELEVATION
SCALE 1:100



SECTION C-C
SCALE 1:100

CITY OF VINCENT
DA No. 5.2022.223.1

OMC 16 May 2023

REFUSED
Refer to Decision Notice

Coordinator Planning Services

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE ANY OF MANUFACTURE. THIS IS A CONTRACT DOCUMENT AND MUST BE KEPT ON SITE AT ALL TIMES. DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:
LINES & DESIGNS

ARCHITECT

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

DEMOLITION ELEVATIONS

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 13.04.2023	0 25
PROJECT No.	DRAWING No.	REV. H

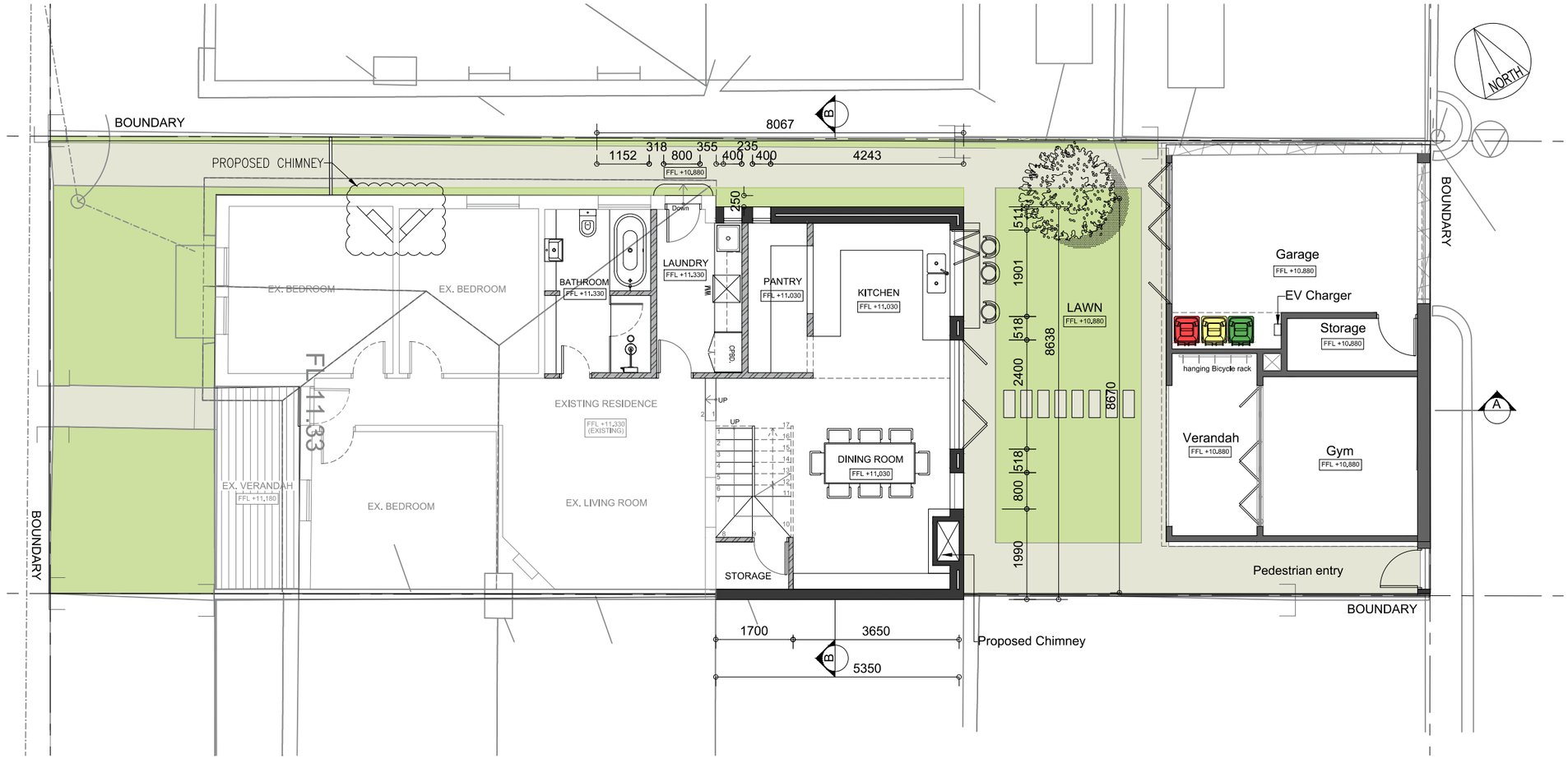
CITY OF VINCENT
RECEIVED
14 April 2023

CITY OF VINCENT
DA No. 5.2022.223.1

OMC 16 May 2023

REFUSED
Refer to Decision Notice

Coordinator Planning Services



NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

AREAS:

GROUND FLOOR AREA= 98 m^2
UPPER FLOOR AREA= 84 m^2
TOTAL AREA= 182 m^2

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE.
THIS IS A CADD DRAWING DO NOT AMEND MANUALLY, DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:
LINES & DESIGNS

ARCHITECT

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

PROPOSED GROUND FLOOR PLAN

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 13.04.2023	0 25
PROJECT No.	DRAWING No.	REV. H

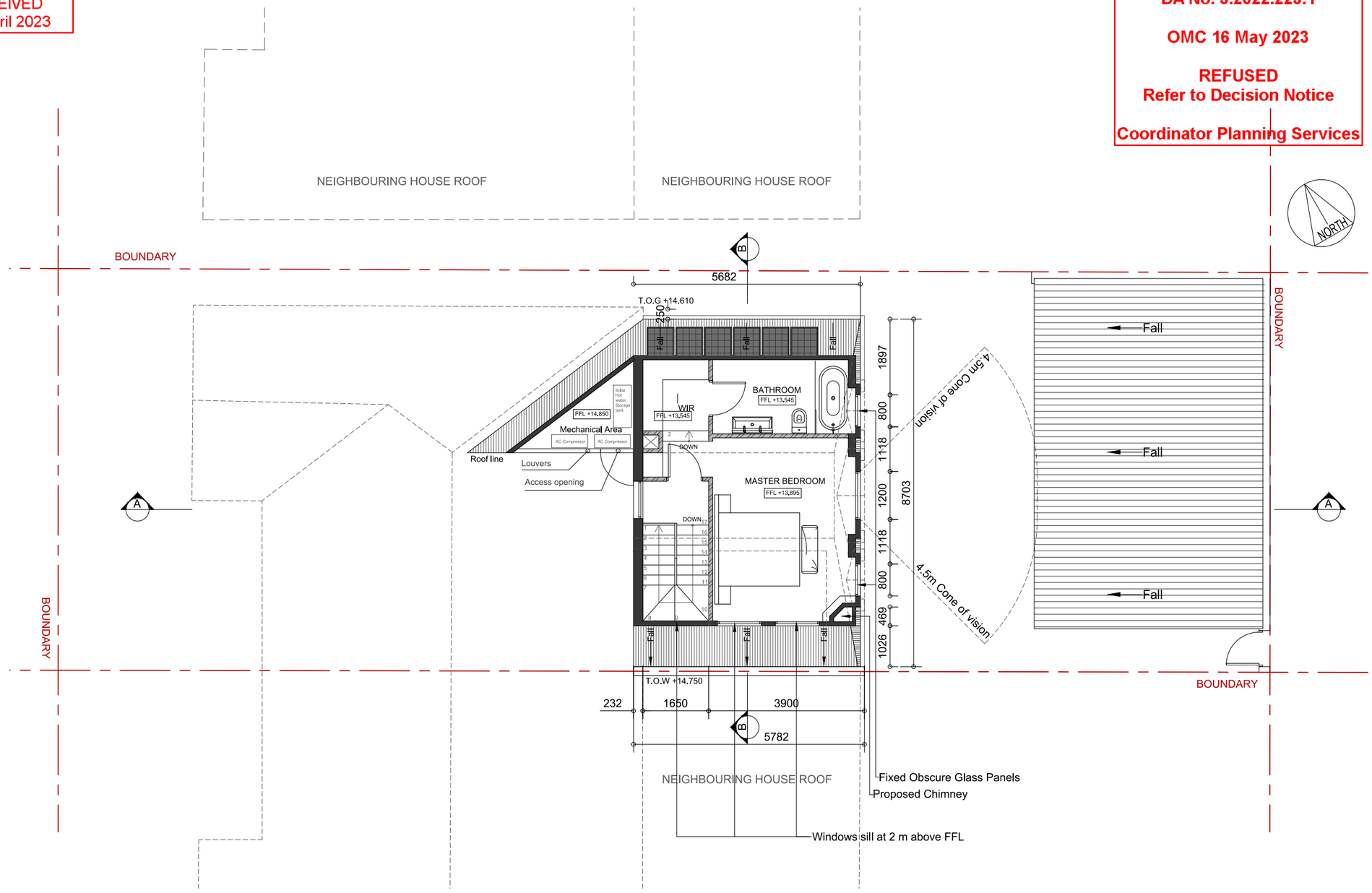
CITY OF VINCENT
RECEIVED
14 April 2023

CITY OF VINCENT
DA No. 5.2022.223.1

OMC 16 May 2023

REFUSED
Refer to Decision Notice

Coordinator Planning Services



NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

AREAS:

GROUND FLOOR AREA= 98 m^2

UPPER FLOOR AREA= 84 m^2

TOTAL AREA= 182 m^2

REV.	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE.
THIS IS A CADD DRAWING DO NOT AMEND MANUALLY.
DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:
LINES & DESIGNS
ARCHITECT

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

PROPOSED FIRST FLOOR PLAN

DRAWN	APPROVED	REDUCTION 0 25
SCALE 1:100	DATE 13.04.2023	
PROJECT No.	DRAWING No.	REV.

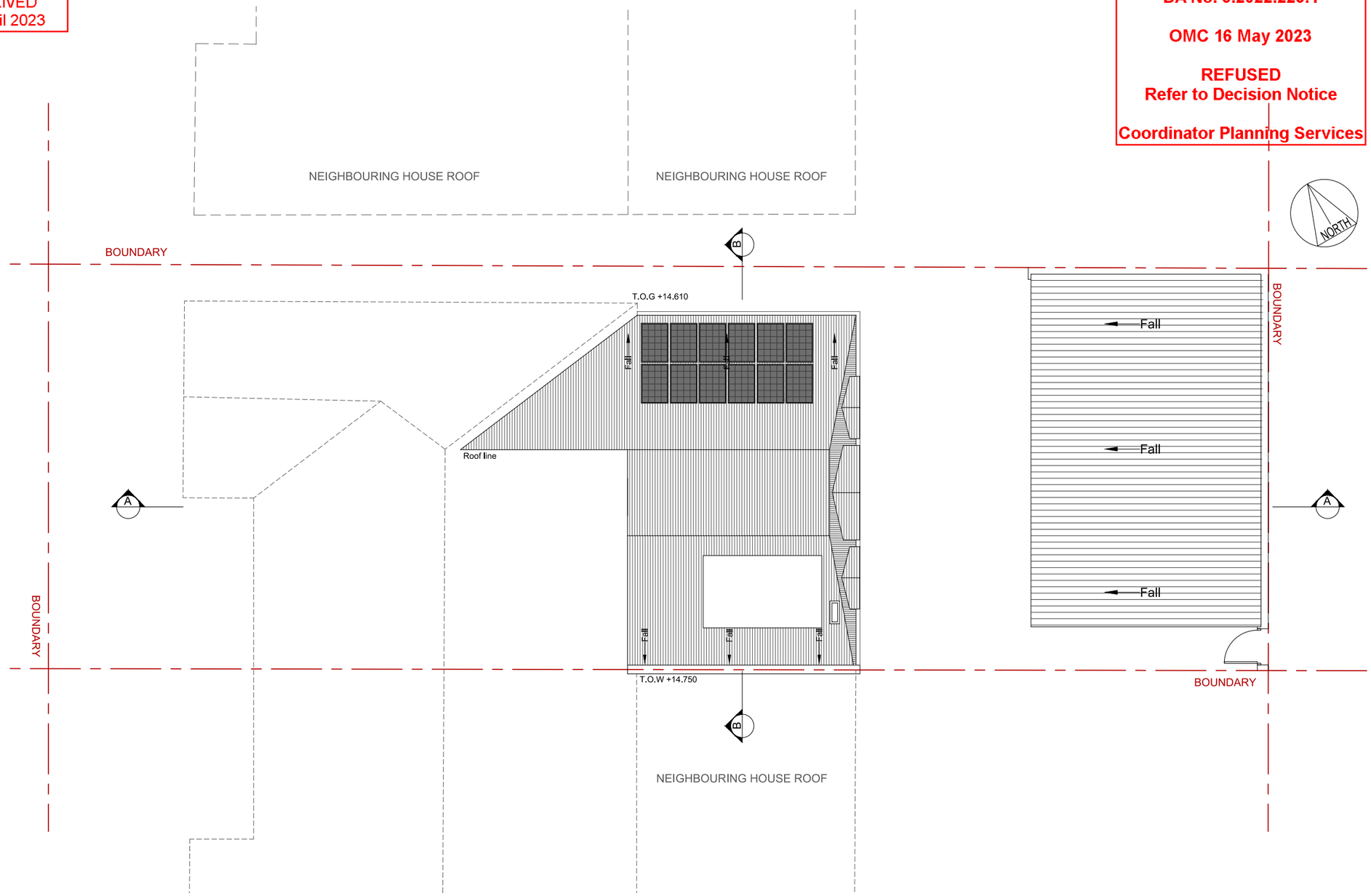
CITY OF VINCENT
RECEIVED
14 April 2023

CITY OF VINCENT
DA No. 5.2022.223.1

OMC 16 May 2023

REFUSED
Refer to Decision Notice

Coordinator Planning Services



NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

AREAS:

GROUND FLOOR AREA= 98 m^2

UPPER FLOOR AREA= 84 m^2

TOTAL AREA= 182 m^2

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK OR PREPARING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE.
THIS IS A CADD DRAWING DO NOT AMEND MANUALLY.
DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:

LINES & DESIGNS

ARCHITECT

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

PROPOSED ROOF FLOOR PLAN

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 13.04.2023	0 25
PROJECT No.	DRAWING No.	REV. H

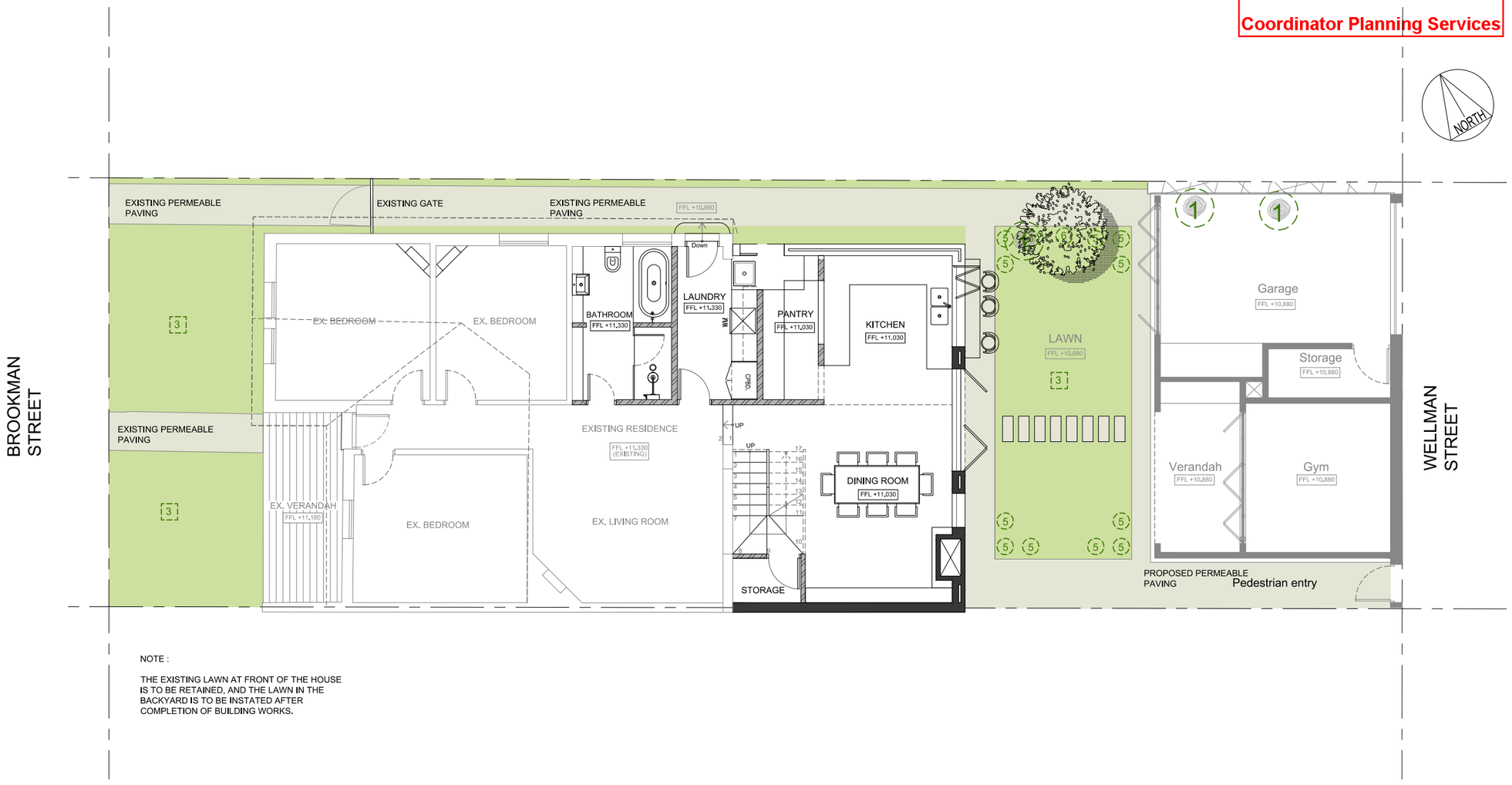
CITY OF VINCENT
RECEIVED
14 April 2023

CITY OF VINCENT
DA No. 5.2022.223.1

OMC 16 May 2023

REFUSED
Refer to Decision Notice

Coordinator Planning Services



NOTE :

THE EXISTING LAWN AT FRONT OF THE HOUSE IS TO BE RETAINED, AND THE LAWN IN THE BACKYARD IS TO BE INSTATED AFTER COMPLETION OF BUILDING WORKS.

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

LEGEND:

1. EXISTING TREE STUMPS REMOVED (3 stumps)
2. EXISTING SHRUBS
3. LAWN
4. PROPOSED FRANGIPANI
5. PROPOSED VIBURNUM HEDGE
6. PROPOSED LEMON TREE

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE.
THIS IS A CADD DRAWING DO NOT AMEND MANUALLY,
DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:
LINES & DESIGNS

ARCHITECT

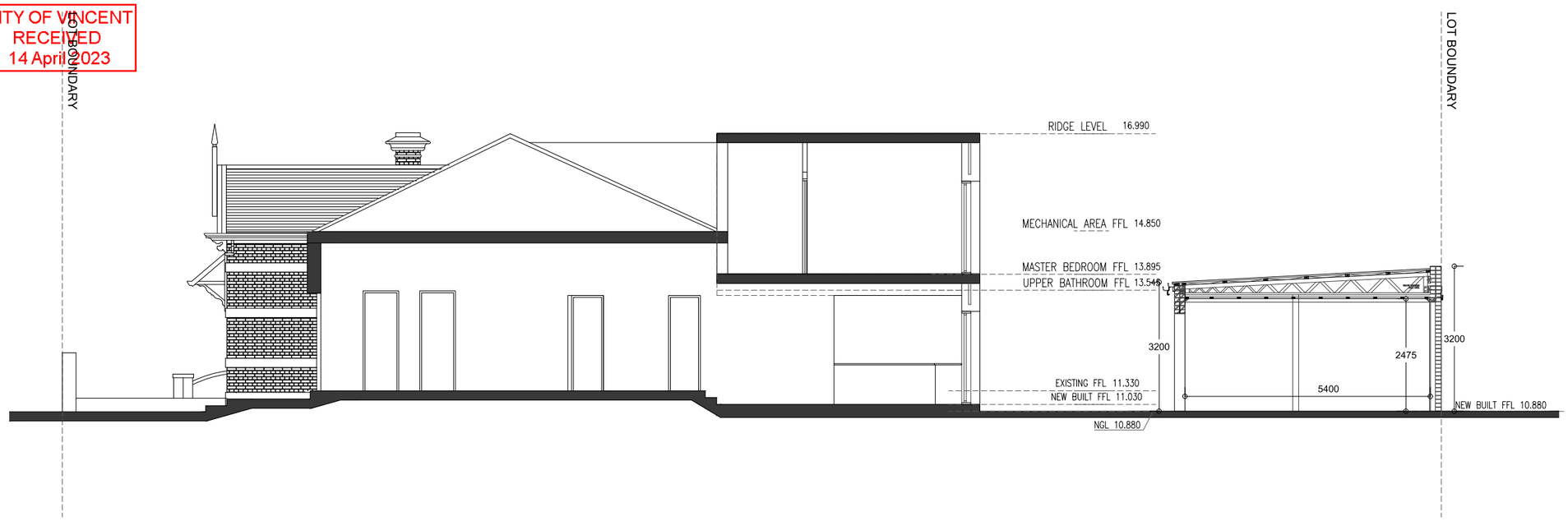
CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

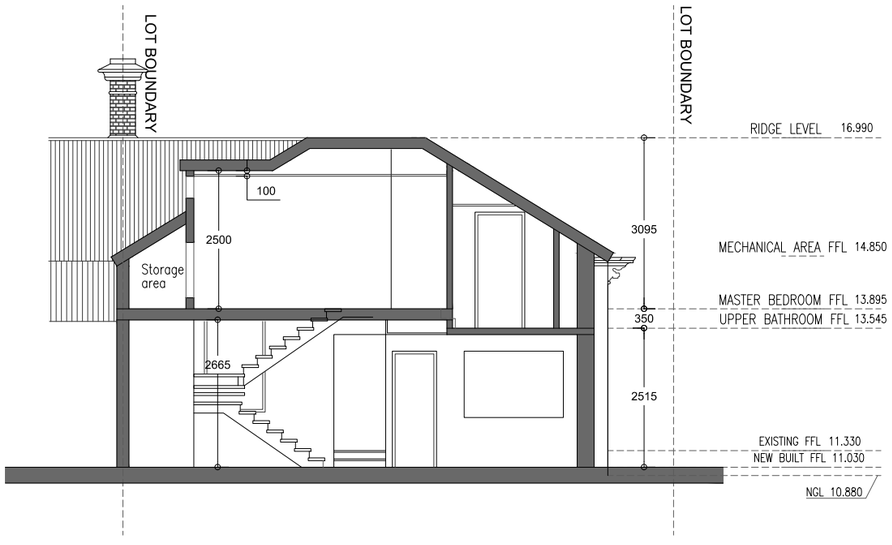
PROPOSED LANDSCAPE PLAN

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 13.04.2023	0 25
PROJECT No.	DRAWING No.	REV. H

CITY OF VINCENT
RECEIVED
14 April 2023



SECTION A-A
SCALE 1:100



SECTION B-B
SCALE 1:100

CITY OF VINCENT
DA No. 5.2022.223.1

OMC 16 May 2023

REFUSED
Refer to Decision Notice

Coordinator Planning Services

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED FOR APPROVAL BEFORE MANUFACTURE. THIS IS A DA/BD DRAWING DO NOT AMEND MANUALLY. DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:
LINES & DESIGNS

ARCHITECT

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

SECTIONS

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 13.04.2023	0 25
PROJECT No.	DRAWING No.	REV. H

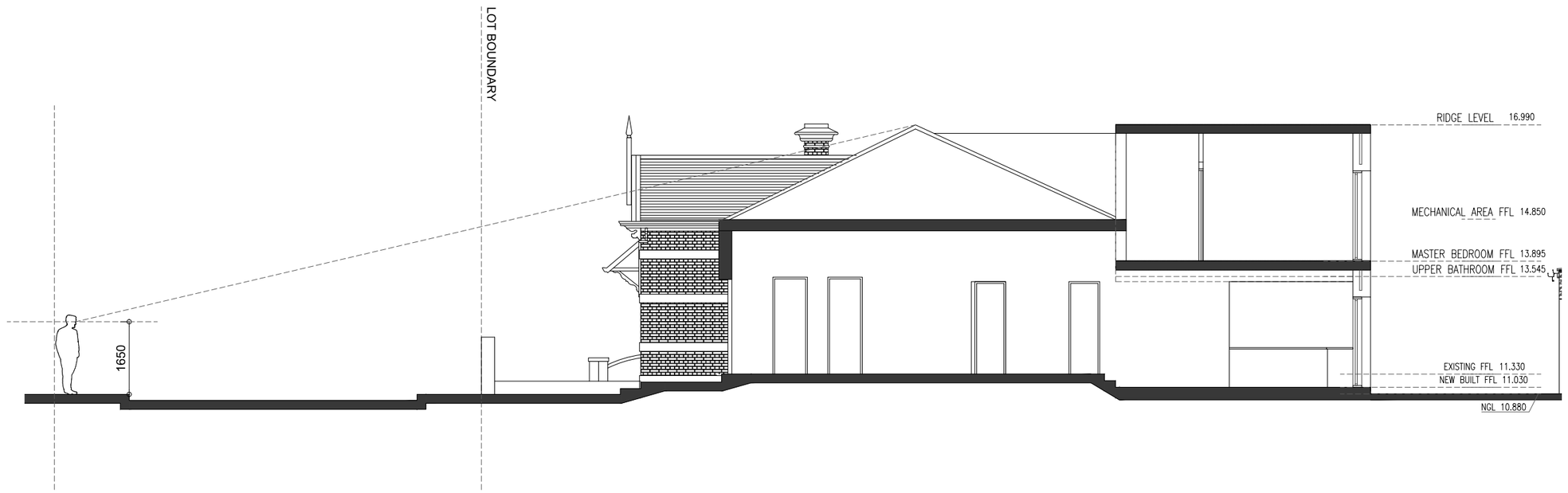
CITY OF VINCENT
RECEIVED
14 April 2023

CITY OF VINCENT
DA No. 5.2022.223.1

OMC 16 May 2023

REFUSED
Refer to Decision Notice

Coordinator Planning Services



Public Domain View
SCALE 1:100

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE MANUFACTURE. THIS IS A CAD DRAWING DO NOT AMEND MANUALLY. DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:
LINES & DESIGNS

ARCHITECT

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

SECTIONS

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 13.04.2023	0 25
PROJECT No.	DRAWING No.	REV. H

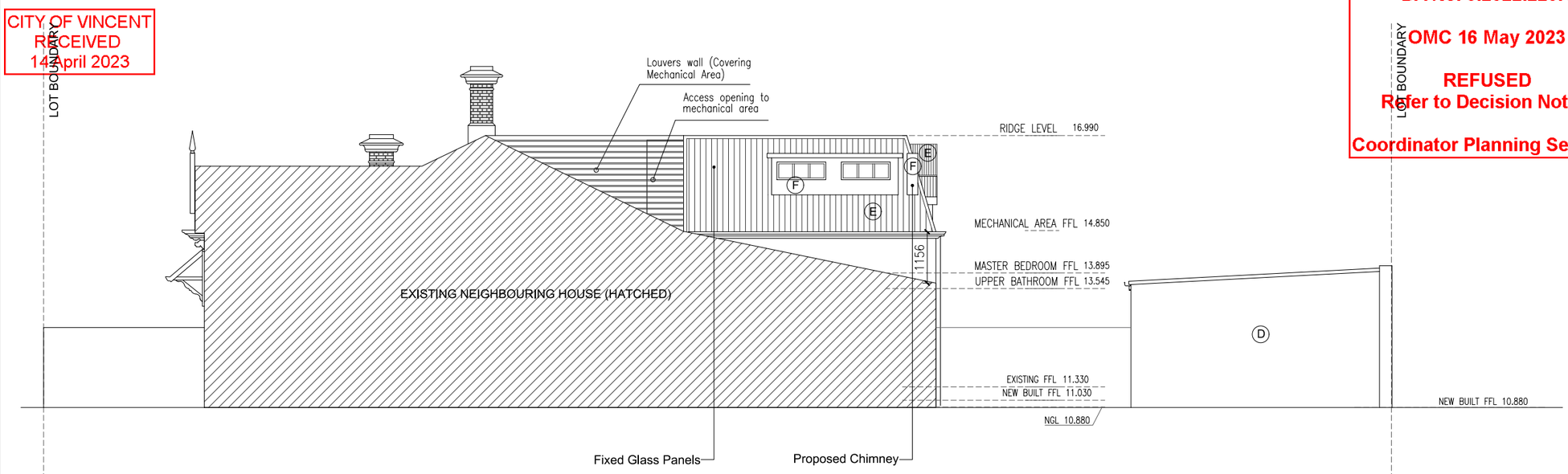
CITY OF VINCENT
RECEIVED
14 April 2023

CITY OF VINCENT
DA No. 5.2022.223.1

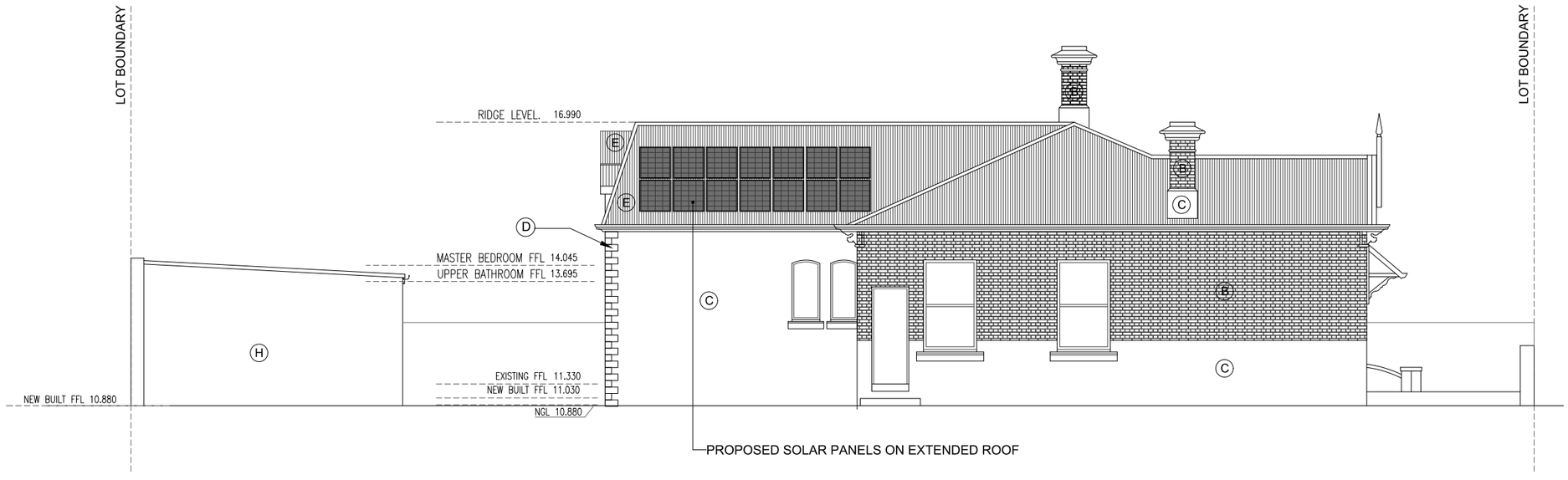
OMC 16 May 2023

REFUSED
Refer to Decision Notice

Coordinator Planning Services



SOUTH ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

FINISHES SCHEDULE:

- (A) EXISTING CORRUGATED ROOF (LIGHT GREY COLOUR)
- (B) EXISTING BRICKWORK (HERITAGE RED COLOUR)
- (C) EXISTING PAINTED RENDER (OFF-WHITE COLOUR)
- (D) PROPOSED LIMESTONE CLADDING

- (E) PROPOSED CORRUGATED ROOF SHEET (LIGHT GREY COLOUR TO MATCH EXISTING ROOF SHEET)
- (F) PROPOSED PAINTED RENDER (COLOUR TO MATCH EXISTING PAINTED RENDER)
- (G) PROPOSED TIMBER WINDOW FRAMES AND DOORS (NATURAL TIMBER COLOUR)
- (H) PROPOSED BRICKWORK (HERITAGE RED COLOUR)

REV	DATE	DESCRIPTION	BY
E	28/01/2023	replaced limestone with render on North Elev	HH

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE. THIS IS A CADD DRAWING DO NOT AMEND MANUALLY, DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:
LINES & DESIGNS

ARCHITECT

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

ELEVATIONS

DRAWN	APPROVED	REDUCTION
		0 25
SCALE 1:100	DATE 13.04.2023	
PROJECT No.	DRAWING No.	REV. H

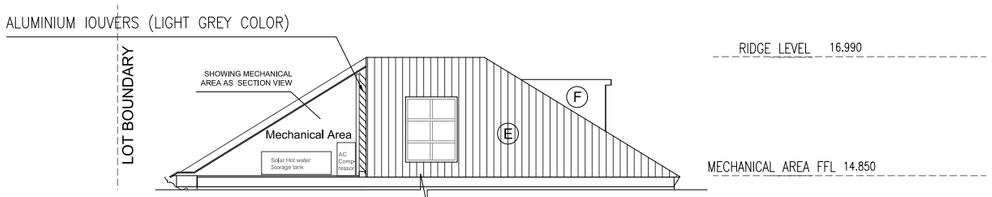
CITY OF VINCENT
RECEIVED
14 April 2023

CITY OF VINCENT
DA No. 5.2022.223.1

OMC 16 May 2023

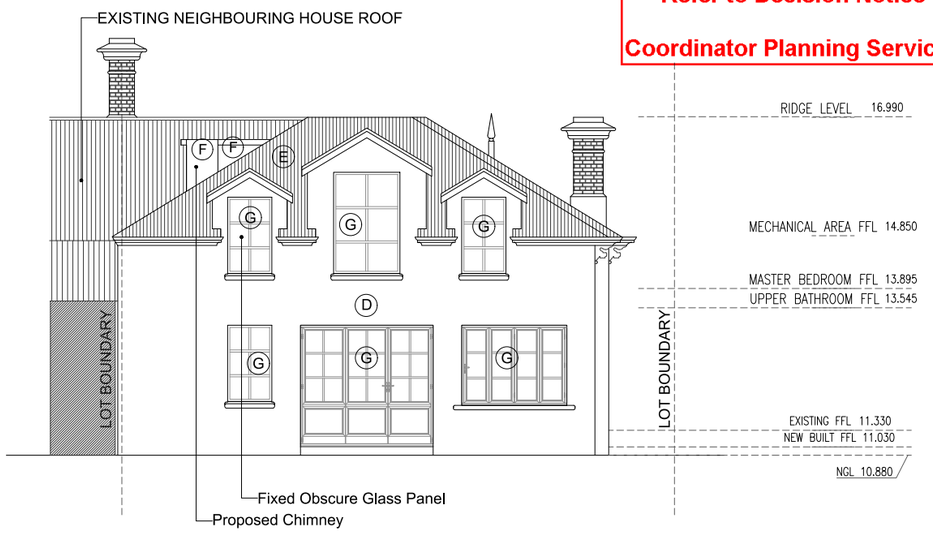
REFUSED
Refer to Decision Notice

Coordinator Planning Services



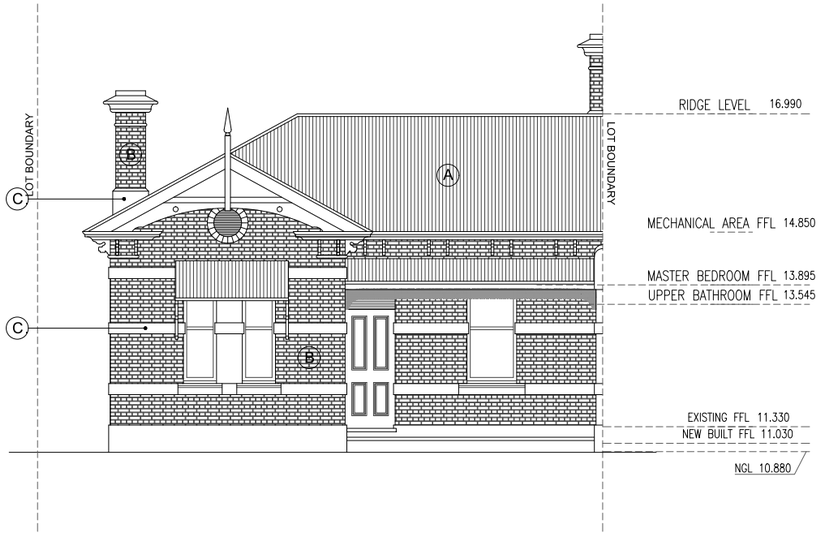
WEST ELEVATION OF PROPOSED UPPER FLOOR

SCALE 1:100



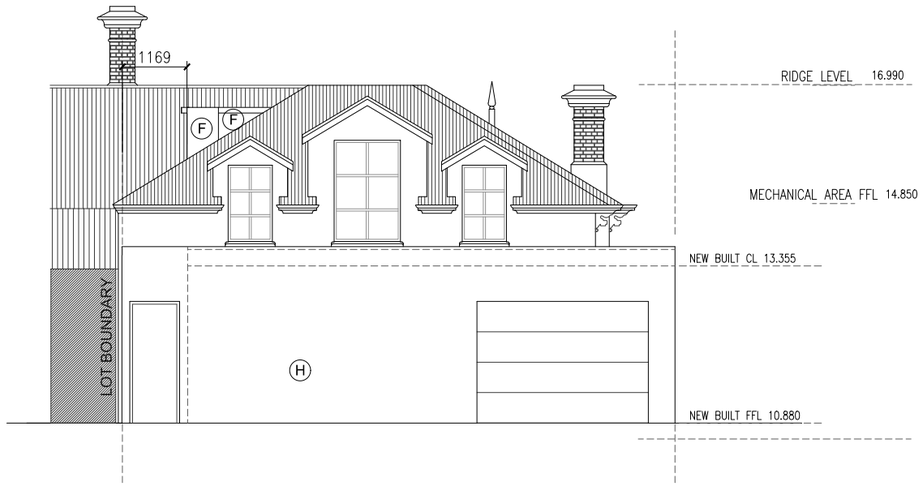
EAST ELEVATION

SCALE 1:100



WEST ELEVATION

SCALE 1:100



EAST ELEVATION with Outbuilding shown

SCALE 1:100

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

FINISHES SCHEDULE:

- (A) EXISTING CORRUGATED ROOF (LIGHT GREY COLOUR)
- (B) EXISTING BRICKWORK (HERITAGE RED COLOUR)
- (C) EXISTING PAINTED RENDER (OFF-WHITE COLOUR)
- (D) PROPOSED NATURAL LIMESTONE CLADDING 30MM THICK VENEER (BEIGE COLOUR)
- (E) PROPOSED CORRUGATED ROOF SHEET (LIGHT GREY COLOUR TO MATCH EXISTING ROOF SHEET)
- (F) PROPOSED PAINTED RENDER (COLOUR TO MATCH EXISTING PAINTED RENDER)
- (G) PROPOSED TIMBER WINDOW FRAMES AND DOORS (NATURAL TIMBER COLOUR)
- (H) PROPOSED BRICKWORK (Midland Brand-HERITAGE RED COLOUR)

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED FOR APPROVAL BEFORE MANUFACTURE. THIS IS A DAND DRAWING DO NOT AMEND MANUALLY. DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:
LINES & DESIGNS
ARCHITECT

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

ELEVATIONS

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 13.04.2023	0 25
PROJECT No.	DRAWING No.	REV. H

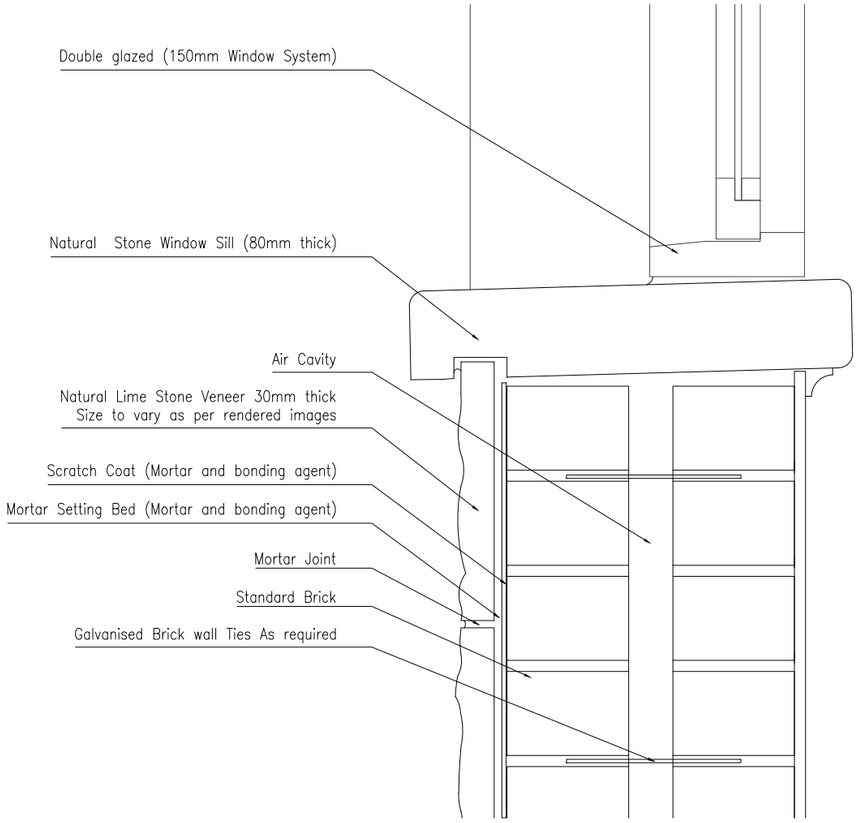
CITY OF VINCENT
RECEIVED
14 April 2023

CITY OF VINCENT
DA No. 5.2022.223.1

OMC 16 May 2023

REFUSED
Refer to Decision Notice

Coordinator Planning Services



Lime Stone Cladding Detail
Scale 1/5

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

FINISHES SCHEDULE:

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE.
THIS IS A CADD DRAWING DO NOT AMEND MANUALLY.
DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:
LINES & DESIGNS

ARCHITECT

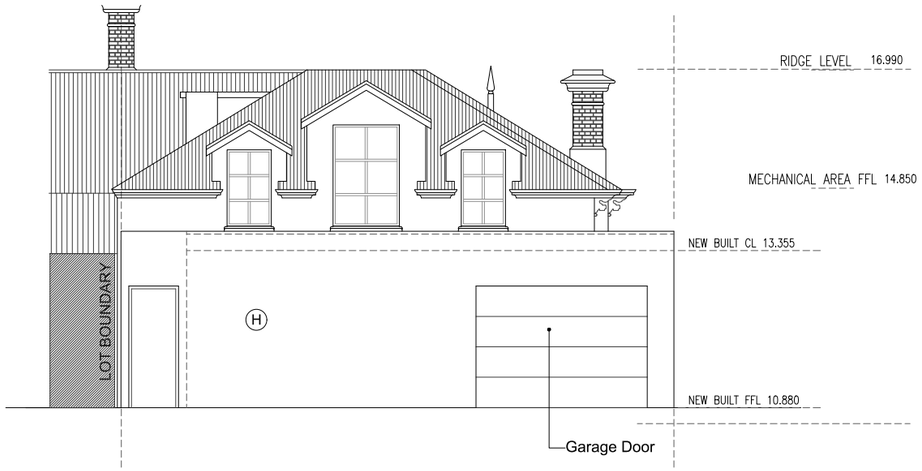
CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

Lime Stone Cladding Detail

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 13.04.2023	0 25
PROJECT No.	DRAWING No.	REV. H

CITY OF VINCENT
RECEIVED
14 April 2023



CITY OF VINCENT
DA No. 5.2022.223.1

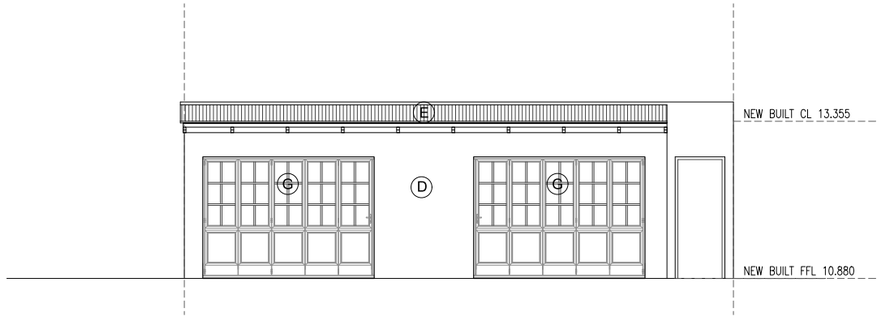
OMC 16 May 2023

REFUSED
Refer to Decision Notice

Coordinator Planning Services

OUTBUILDING EAST ELEVATION

SCALE 1:100



OUTBUILDING WEST ELEVATION

SCALE 1:100

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

FINISHES SCHEDULE:

- (A) EXISTING CORRUGATED ROOF (LIGHT GREY COLOUR)
- (B) EXISTING BRICKWORK (HERITAGE RED COLOUR)
- (C) EXISTING PAINTED RENDER (OFF-WHITE COLOUR)
- (D) PROPOSED NATURAL LIMESTONE CLADDING 30MM THICK VENEER (BEIGE COLOUR)
- (E) PROPOSED CORRUGATED ROOF SHEET (LIGHT GREY COLOUR TO MATCH EXISTING ROOF SHEET)
- (F) PROPOSED PAINTED RENDER (COLOUR TO MATCH EXISTING PAINTED RENDER)
- (G) PROPOSED TIMBER WINDOW FRAMES AND DOORS (NATURAL TIMBER COLOUR)
- (H) PROPOSED BRICKWORK (Midland Brand-HERITAGE RED COLOUR)

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED FOR APPROVAL BEFORE MANUFACTURE. THIS IS A DEMO DRAWING DO NOT AMEND IN ANY QUALITY. DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:
LINES & DESIGNS

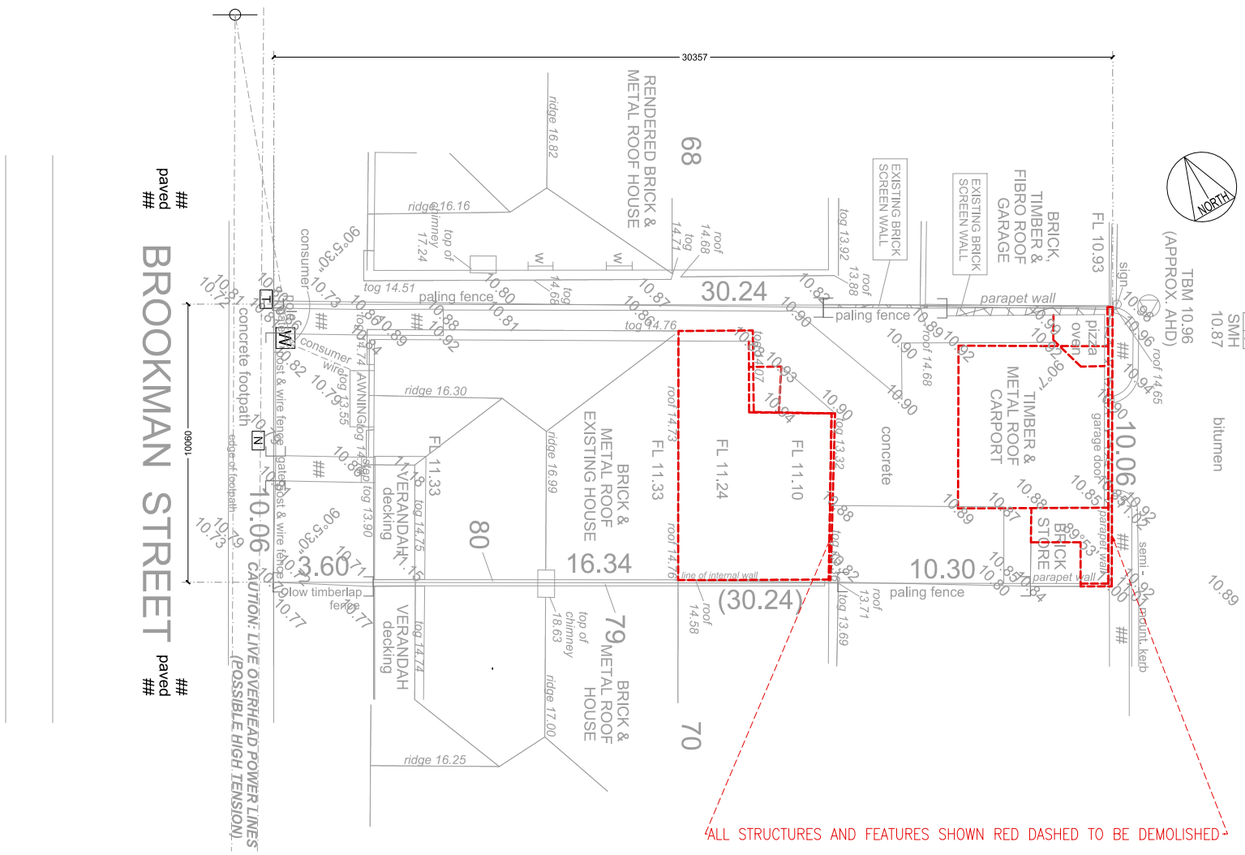
ARCHITECT

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

OUTBUILDING ELEVATIONS

DRAWN	APPROVED	REDUCTION 0 25
SCALE 1:100	DATE 13.04.2023	
PROJECT No.	DRAWING No.	REV. H



SUPERSEDED

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE. THIS IS A CADD DRAWING DO NOT AMEND MANUALLY, DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:

ARCHITECT

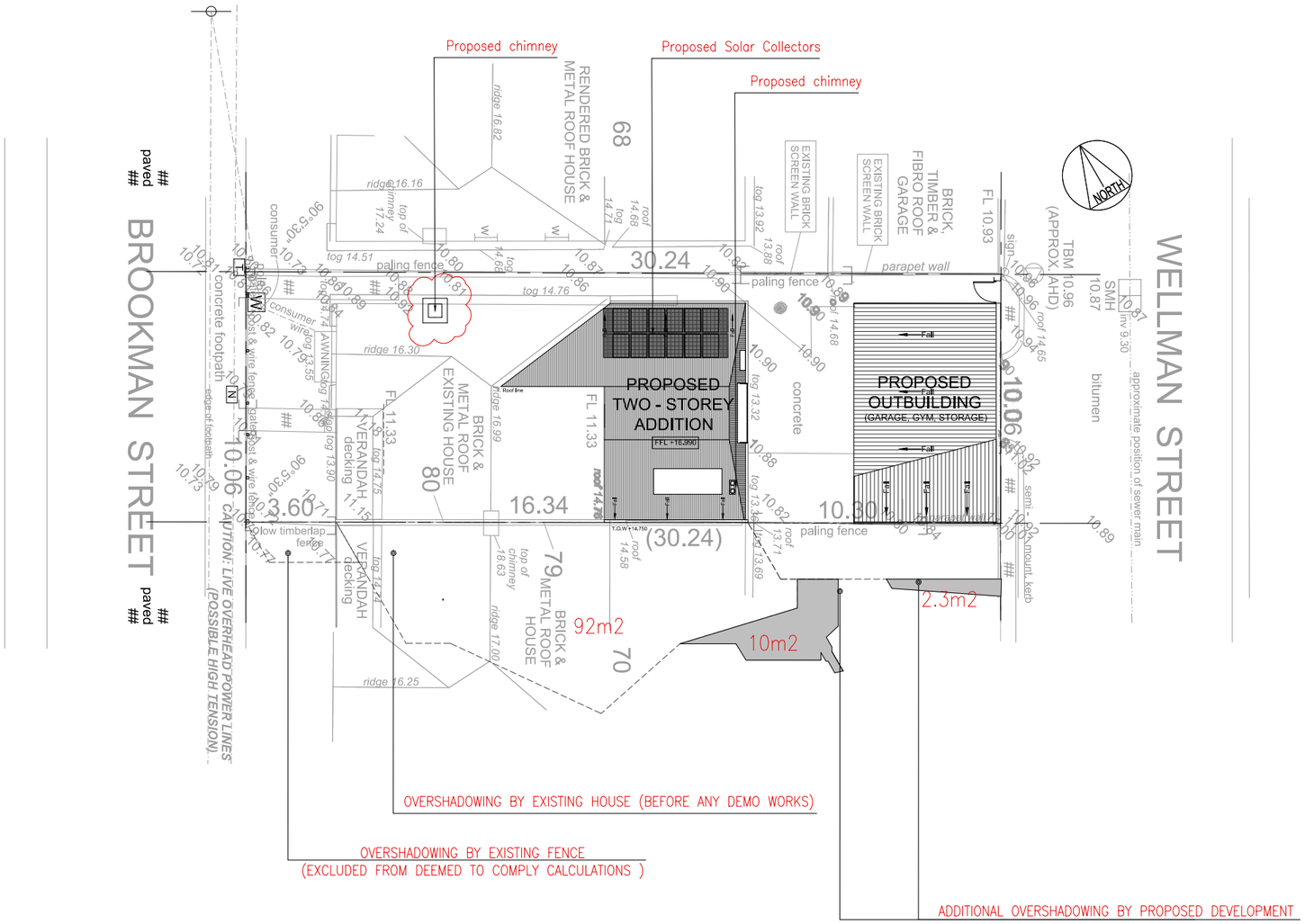
CITY OF VINCENT
RECEIVED
8 September 2023

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

DEMOLITION SITE PLAN

DRAWN	APPROVED	REDUCTION
SCALE 1:200 @A3	DATE 08.09.2023	0 25
PROJECT No.	DRAWING No.	REV. K



SUPERSEDED

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE.
THIS IS A CADD DRAWING DO NOT AMEND MANUALLY.
DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:

ARCHITECT

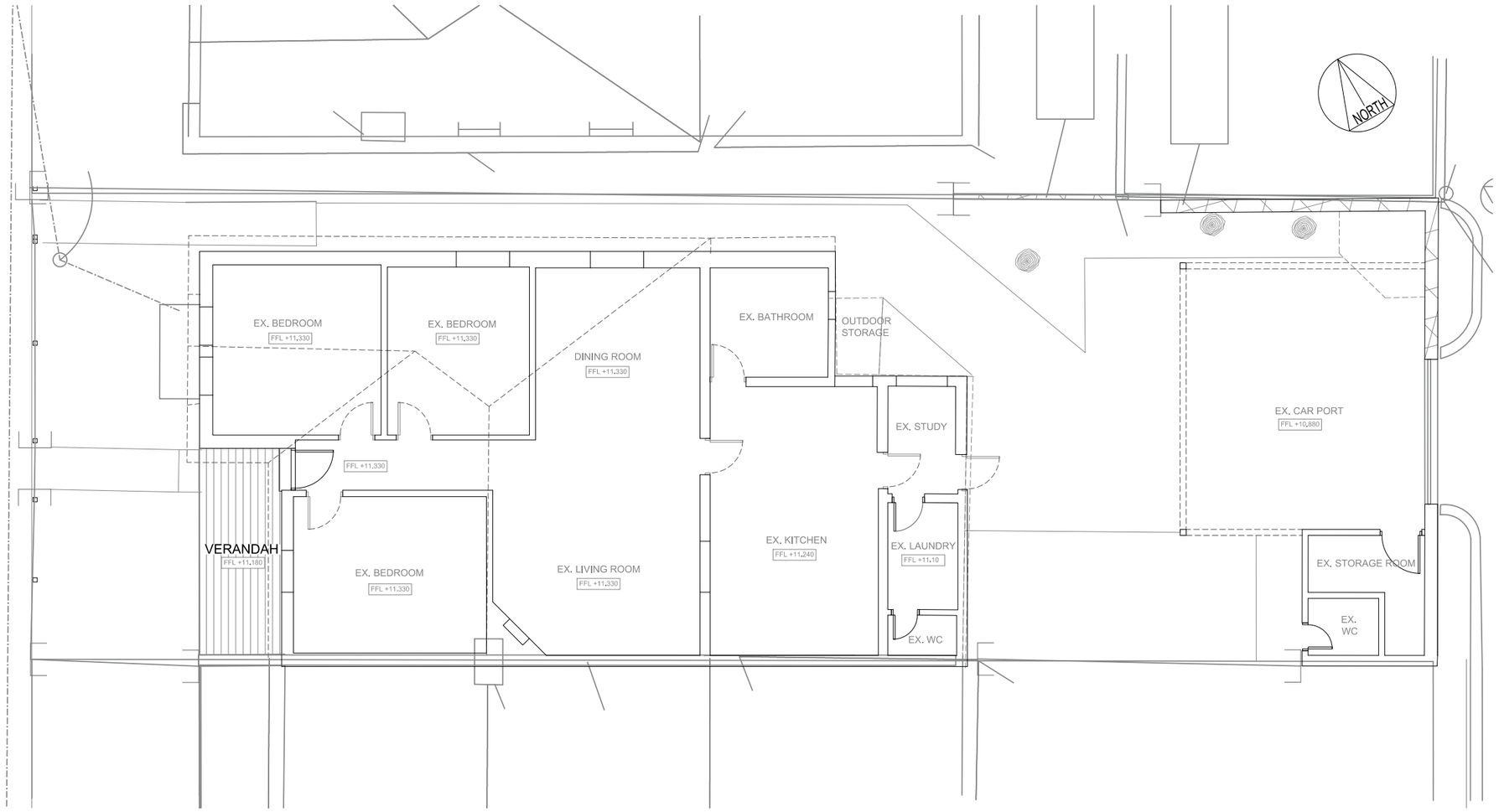
CITY OF VINCENT
RECEIVED
8 September 2023

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

PROPOSED SITE PLAN

DRAWN	APPROVED	REDUCTION
SCALE 1:200	DATE 08.09.2023	0 25
PROJECT No.	DRAWING No.	REV. K



SUPERSEDED

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE. THIS IS A CADD DRAWING DO NOT AMEND MANUALLY. DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:

ARCHITECT

CITY OF VINCENT
RECEIVED
8 September 2023

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

EXISTING GROUND FLOOR PLAN

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 08.09.2023	0 25
PROJECT No.	DRAWING No.	REV. K

EXISTING NORTH ELEVATION

SCALE 1:100

EXISTING WEST ELEVATION

SCALE 1:100

SUPERSEDED

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED FOR APPROVAL BEFORE MANUFACTURE. THIS IS A CONTRACT DRAWING DO NOT AMEND MANUALLY. DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:

ARCHITECT

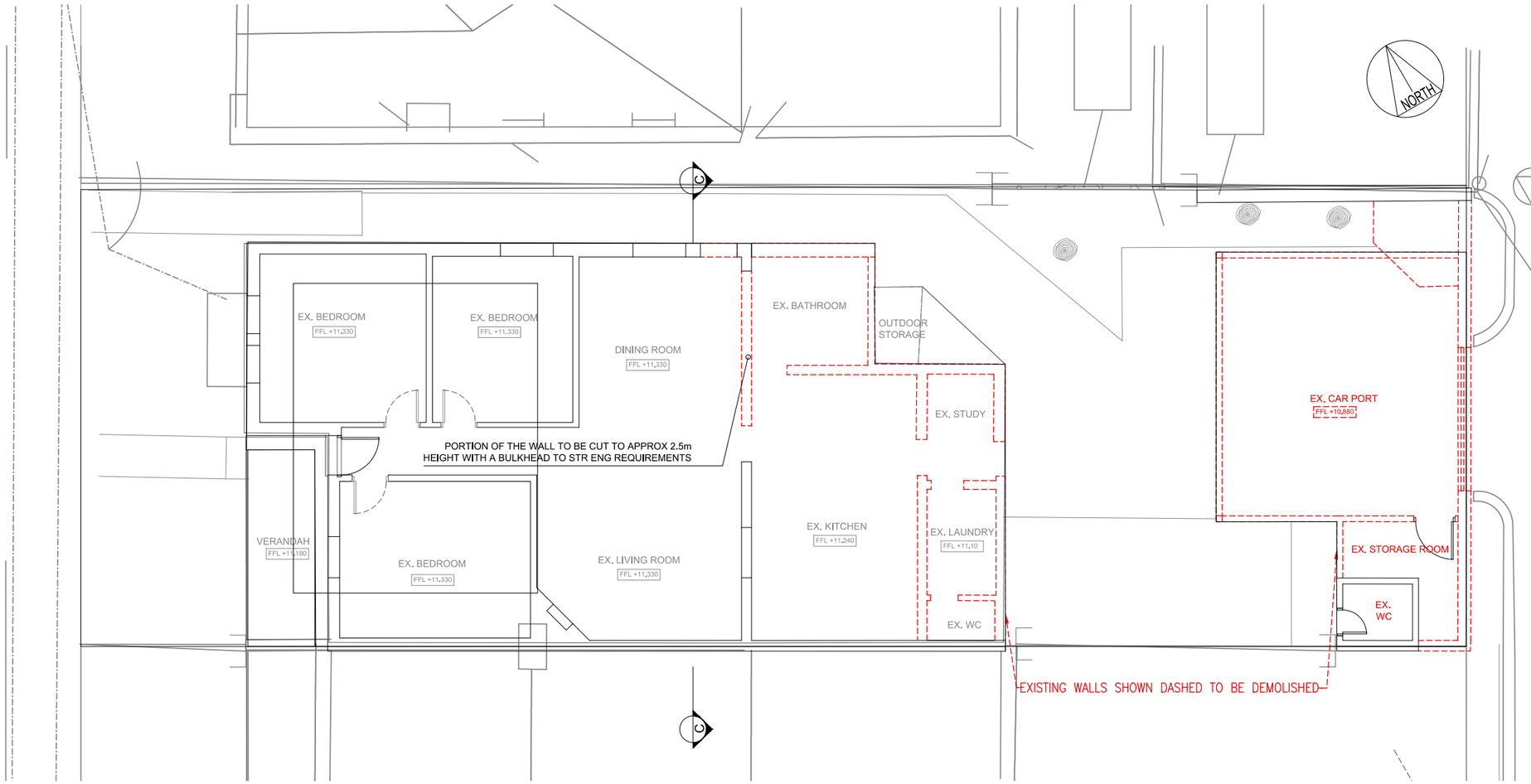
CITY OF VINCENT
RECEIVED
8 September 2023

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

EXISTING ELEVATIONS

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 08.09.2023	0 25
PROJECT No.	DRAWING No.	REV. K



SUPERSEDED

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. THIS IS A CAD DRAWING DO NOT AMEND MANUALLY, DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:

ARCHITECT

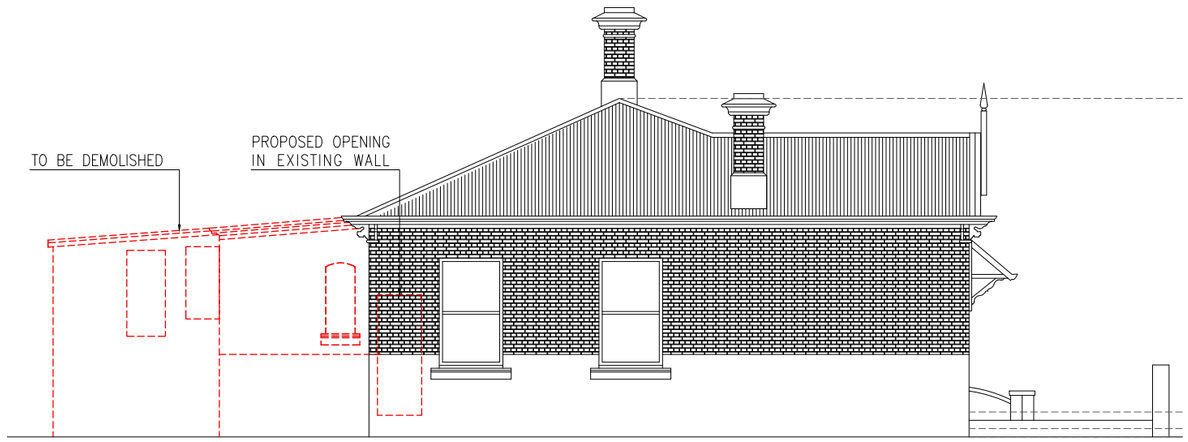
CITY OF VINCENT
RECEIVED
8 September 2023

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

DEMOLITION PLAN

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 08.09.2023	0 25
PROJECT No.	DRAWING No.	REV. K

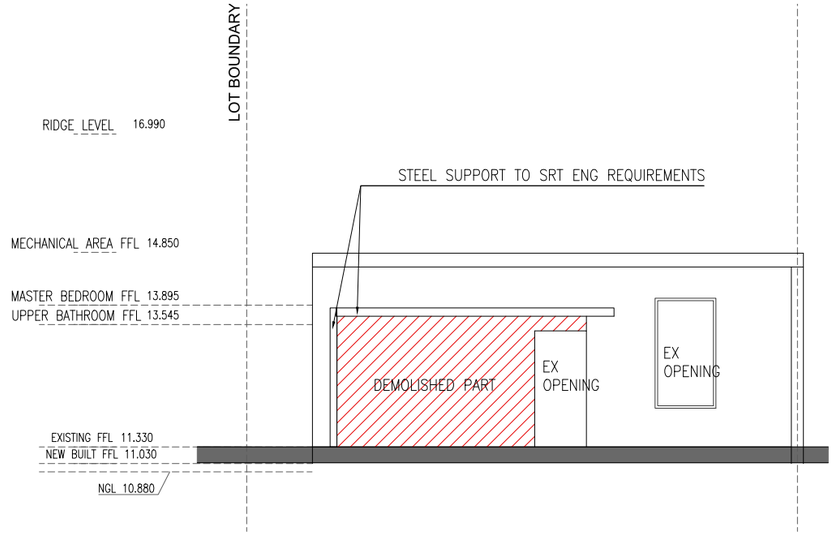


EXISTING NORTH ELEVATION

SCALE 1:100

EXISTING WEST ELEVATION

SCALE 1:100



SECTION C-C

SCALE 1:100

SUPERSEDED

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE. THIS IS A CADD DRAWING DO NOT AMEND MANUALLY. DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:

ARCHITECT

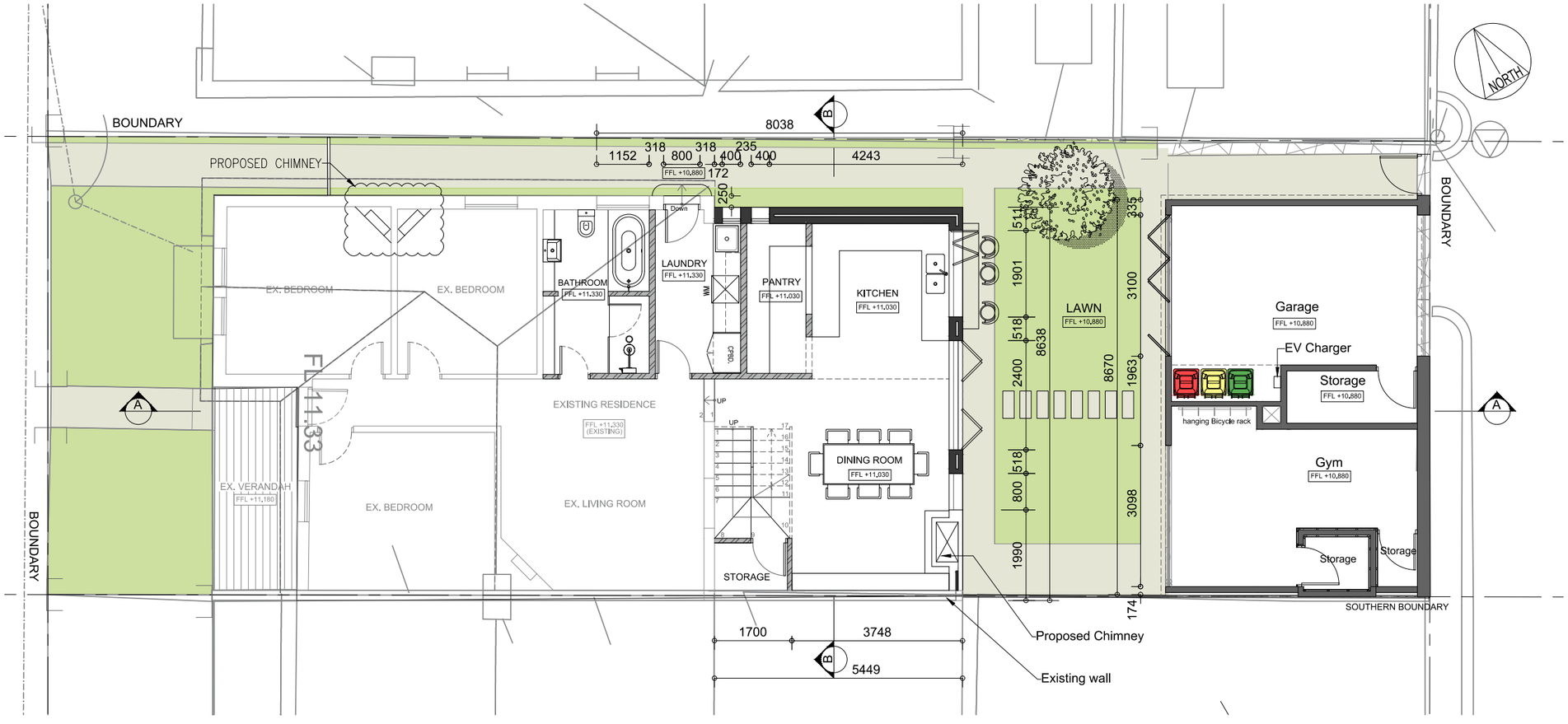
CITY OF VINCENT
RECEIVED
8 September 2023

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

DEMOLITION ELEVATIONS

DRAWN	APPROVED	REDUCTION
		0 25
SCALE 1:100	DATE 08.09.2023	
PROJECT No.	DRAWING No.	REV. K



NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

AREAS:

GROUND FLOOR AREA= 98 m^2

UPPER FLOOR AREA= 84 m^2

TOTAL AREA= 182 m^2

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE.
THIS IS A CADD DRAWING DO NOT AMEND MANUALLY, DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:

ARCHITECT

CITY OF VINCENT
RECEIVED
8 September 2023

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

PROPOSED GROUND FLOOR PLAN

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 30.08.2023	0 25
PROJECT No.	DRAWING No.	REV.

SUPERSEDED

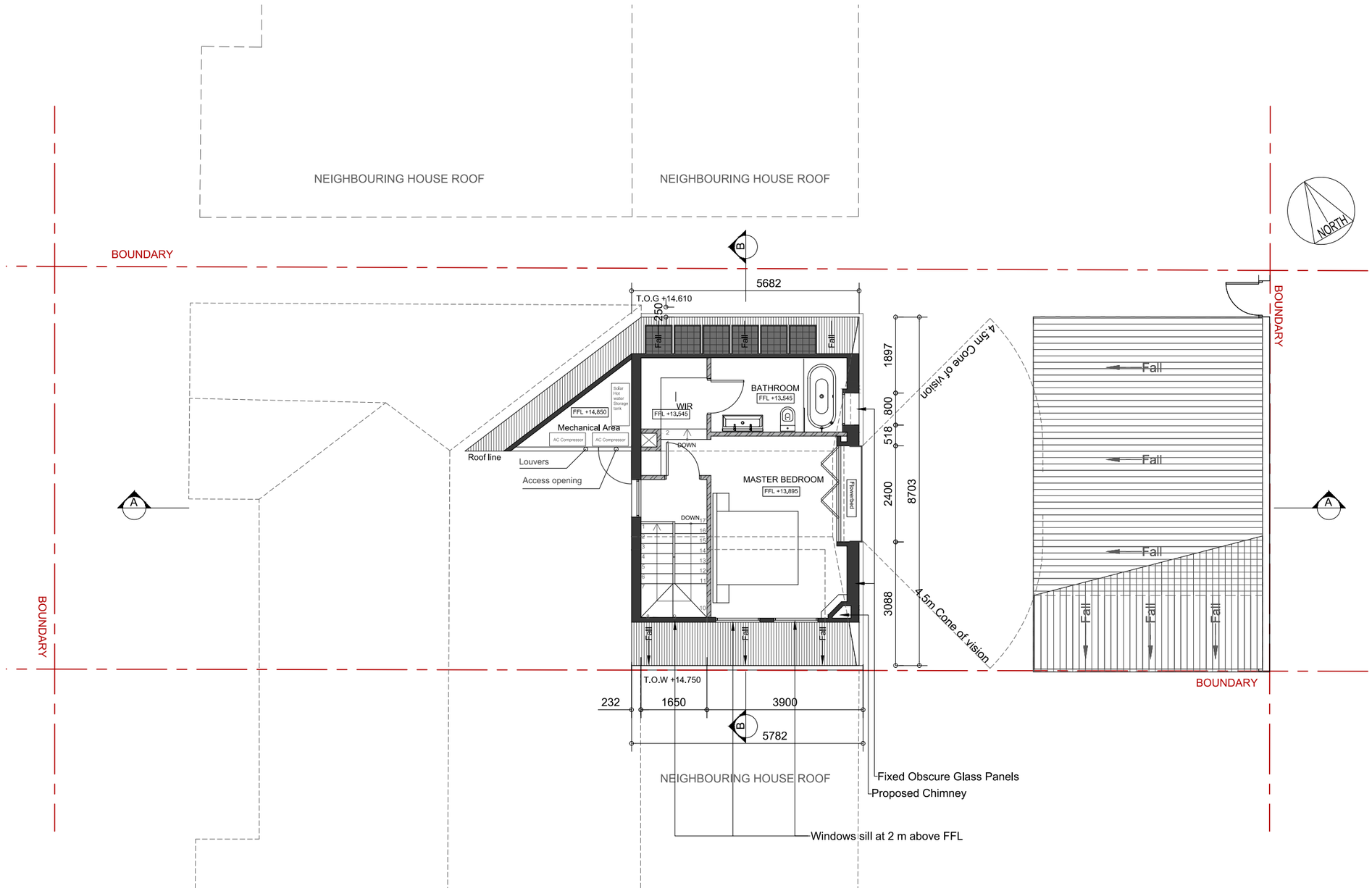
NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

AREAS:

GROUND FLOOR AREA= 98 m²

UPPER FLOOR AREA= 84 m²

TOTAL AREA= 182 m²



SUPERSEDED

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE.
THIS IS A CADD DRAWING DO NOT AMEND MANUALLY,
DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:

ARCHITECT

CITY OF VINCENT
RECEIVED
8 September 2023

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

PROPOSED FIRST FLOOR PLAN

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 08.09.2023	0 25
PROJECT No.	DRAWING No.	REV. K

NEIGHBOURING HOUSE ROOF

NEIGHBOURING HOUSE ROOF

BOUNDARY

NORTH

B

T.O.G +14.610

Fall

Fall

Fall

Roof line

BOUNDARY

Fall

Fall

Fall

Fall

Fall

A

A

BOUNDARY

Fall

Fall

Fall

T.O.W +14.750

BOUNDARY

B

NEIGHBOURING HOUSE ROOF

SUPERSEDED

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

AREAS:

GROUND FLOOR AREA= 98 m^2

UPPER FLOOR AREA= 84 m^2

TOTAL AREA= 182 m^2

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE.
THIS IS A CADD DRAWING DO NOT AMEND MANUALLY,
DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:

ARCHITECT

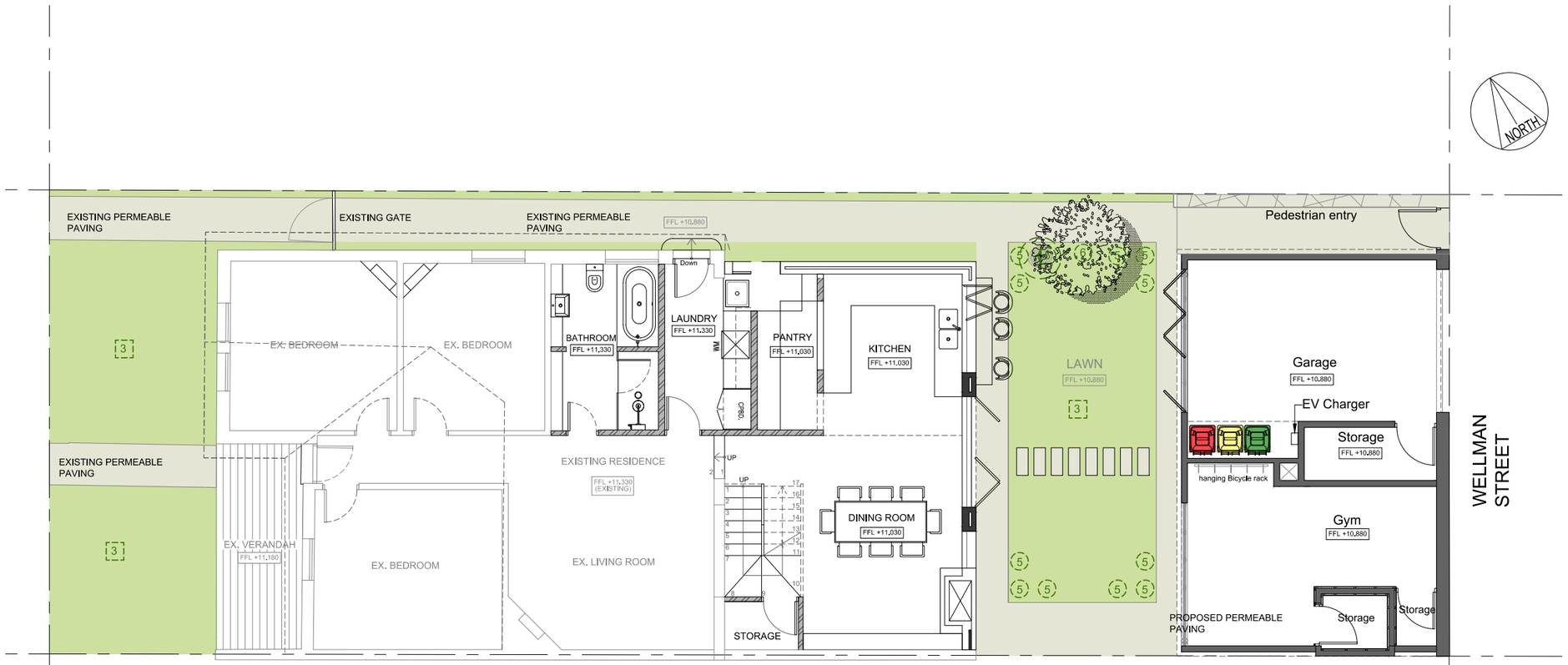
CITY OF VINCENT
RECEIVED
8 September 2023

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

PROPOSED ROOF FLOOR PLAN

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 08.09.2023	0 25
PROJECT No.	DRAWING No.	REV. K



NOTE :

THE EXISTING LAWN AT FRONT OF THE HOUSE IS TO BE RETAINED, AND THE LAWN IN THE BACKYARD IS TO BE INSTATED AFTER COMPLETION OF BUILDING WORKS.

SUPERSEDED

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

LEGEND:

1. EXISTING TREE STUMPS REMOVED (3 stumps)
2. EXISTING SHRUBS
3. LAWN
4. PROPOSED FRANGIPANI
5. PROPOSED VIBURNUM HEDGE
6. PROPOSED LEMON TREE

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE.
THIS IS A CADD DRAWING DO NOT AMEND MANUALLY, DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:

ARCHITECT

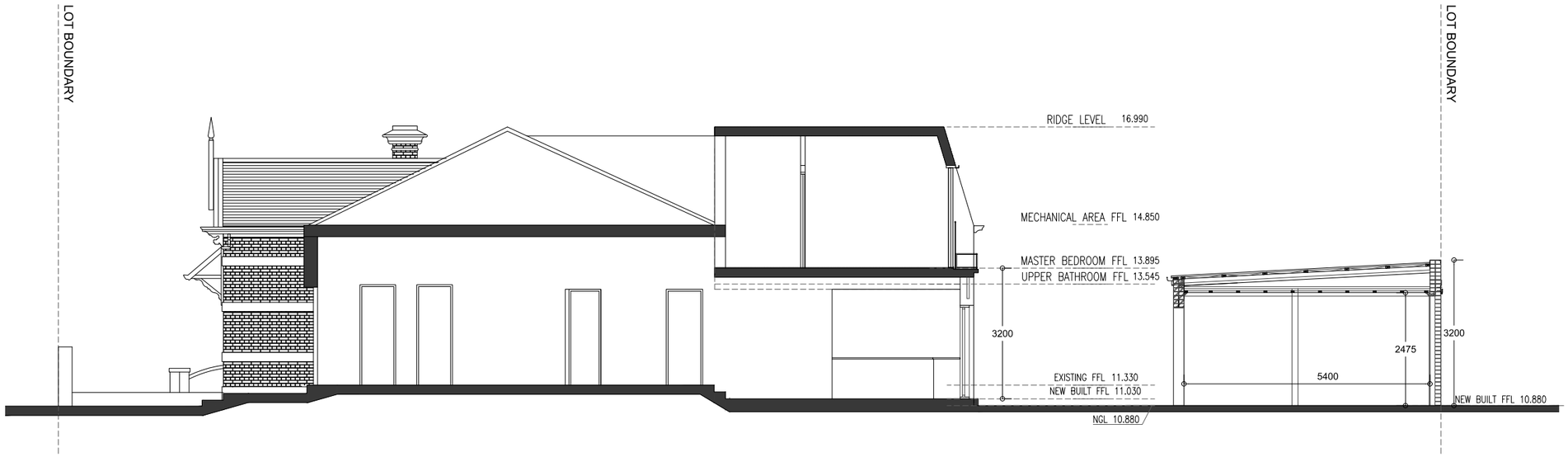
CITY OF VINCENT
RECEIVED
8 September 2023

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

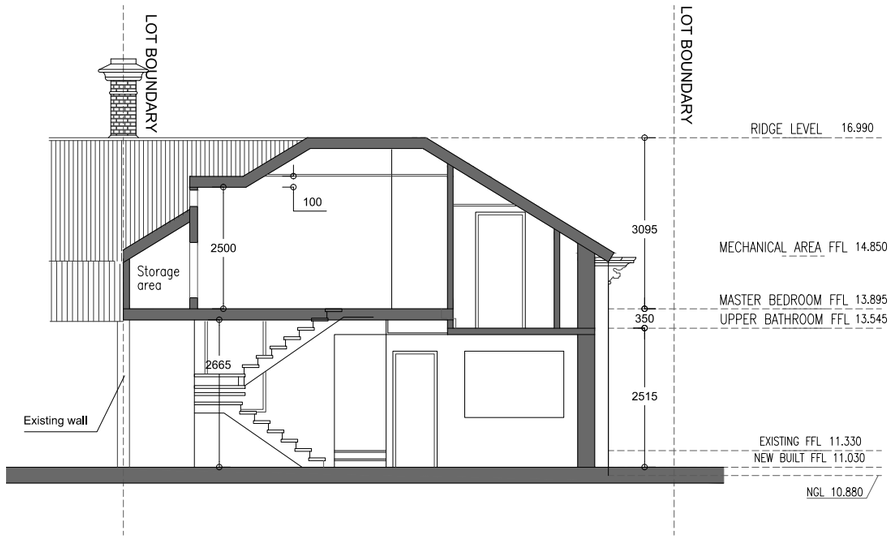
PROPOSED LANDSCAPE PLAN

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 08.09.2023	0 25
PROJECT No.	DRAWING No.	REV. K



SECTION A-A

SCALE 1:100



SUPERSEDED

SECTION B-B

SCALE 1:100

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED FOR APPROVAL BEFORE MANUFACTURE. THIS IS A CAD DRAWING DO NOT AMEND MANUALLY. DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:

ARCHITECT

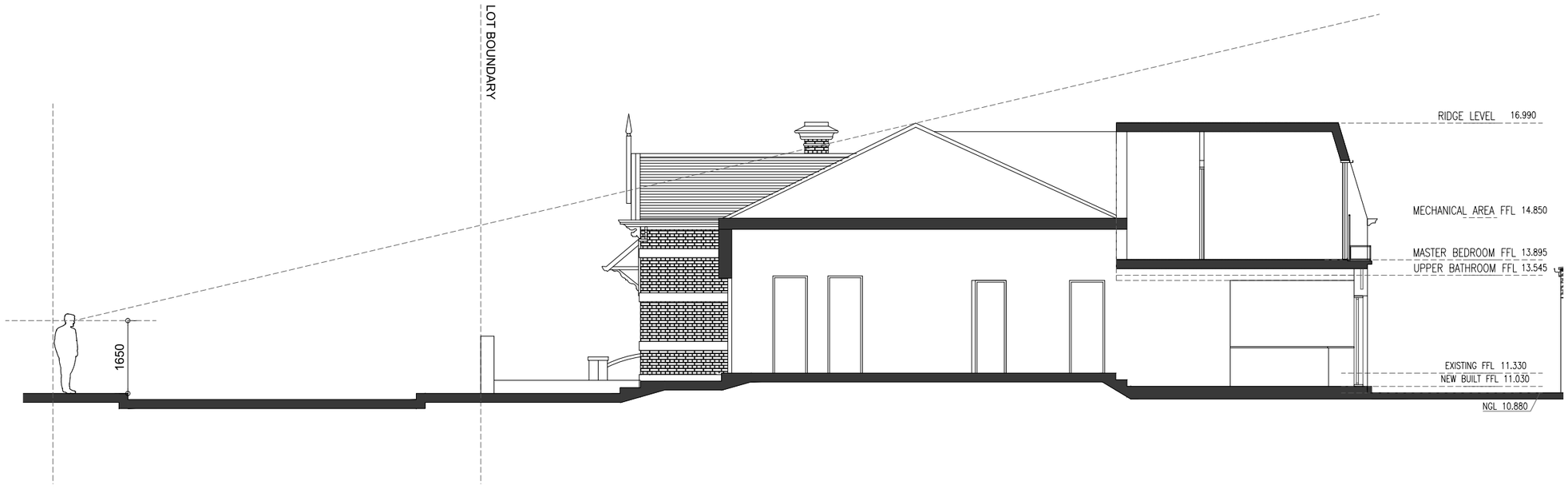
CITY OF VINCENT
RECEIVED
8 September 2023

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

SECTIONS

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 08.09.2023	0 25
PROJECT No.	DRAWING No.	REV. K



Public Domain View
SCALE 1:100

SUPERSEDED

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE. THIS IS A CADD DRAWING DO NOT AMEND MANUALLY, DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:

ARCHITECT

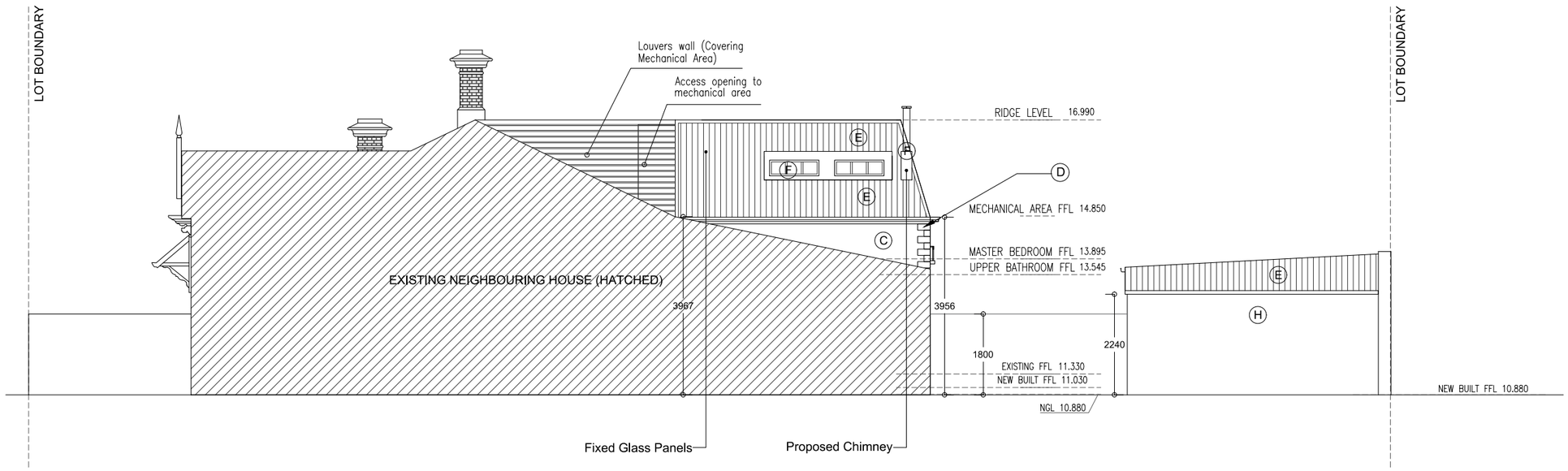
CITY OF VINCENT
RECEIVED
8 September 2023

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

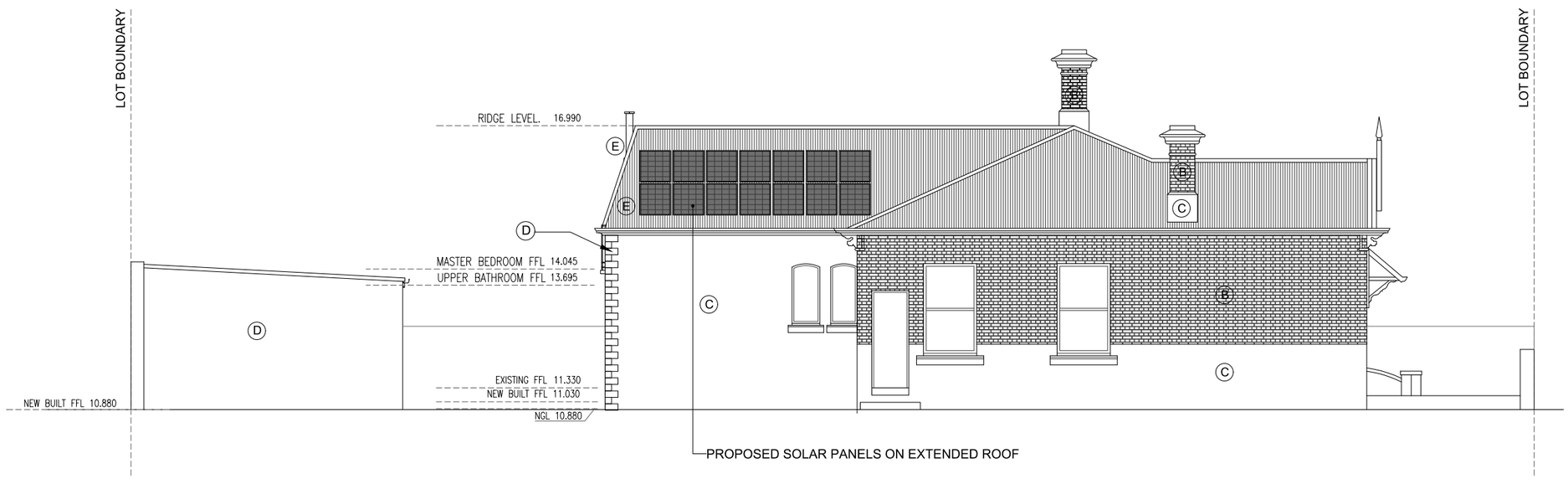
SECTIONS

DRAWN	APPROVED	REDUCTION
		0 25
SCALE 1:100	DATE 08.09.2023	
PROJECT No.	DRAWING No.	REV. K



SOUTH ELEVATION

SCALE 1:100



SUPERSEDED

NORTH ELEVATION

SCALE 1:100

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

FINISHES SCHEDULE:

- (A) EXISTING CORRUGATED ROOF (LIGHT GREY COLOUR)
- (B) EXISTING BRICKWORK (HERITAGE RED COLOUR)
- (C) EXISTING PAINTED RENDER (OFF-WHITE COLOUR)
- (D) PROPOSED LIMESTONE CLADDING
- (E) PROPOSED CORRUGATED ROOF SHEET (LIGHT GREY COLOUR TO MATCH EXISTING ROOF SHEET)
- (F) PROPOSED PAINTED RENDER (COLOUR TO MATCH EXISTING PAINTED RENDER)
- (G) PROPOSED TIMBER WINDOW FRAMES AND DOORS (NATURAL TIMBER COLOUR)
- (H) PROPOSED BRICKWORK (HERITAGE RED COLOUR)

REV	DATE	DESCRIPTION	BY
E	28/01/2023	replaced limestone with render on North Elev	HH

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE. THIS IS A CADD DRAWING DO NOT AMEND MANUALLY. DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:

ARCHITECT

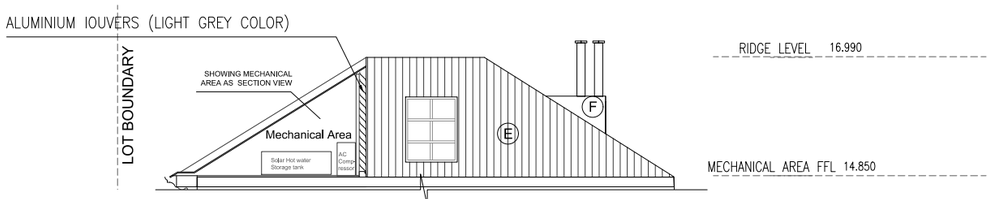
CITY OF VINCENT
RECEIVED
8 September 2023

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

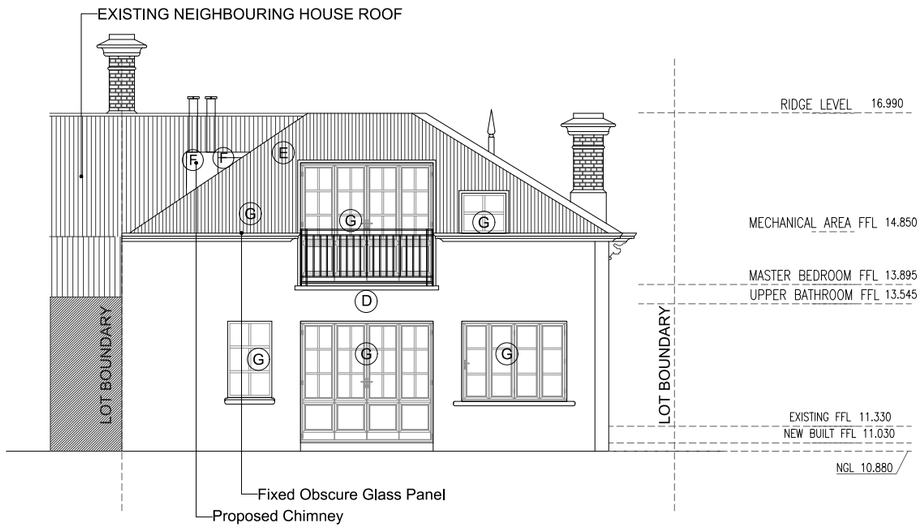
ELEVATIONS

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 08.09.2023	0 25
PROJECT No.	DRAWING No.	REV. K



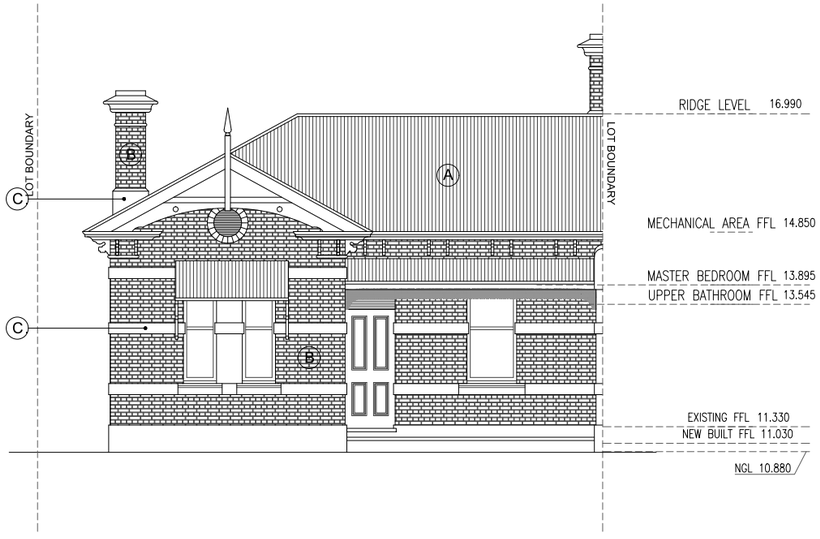
WEST ELEVATION OF PROPOSED UPPER FLOOR

SCALE 1:100



EAST ELEVATION

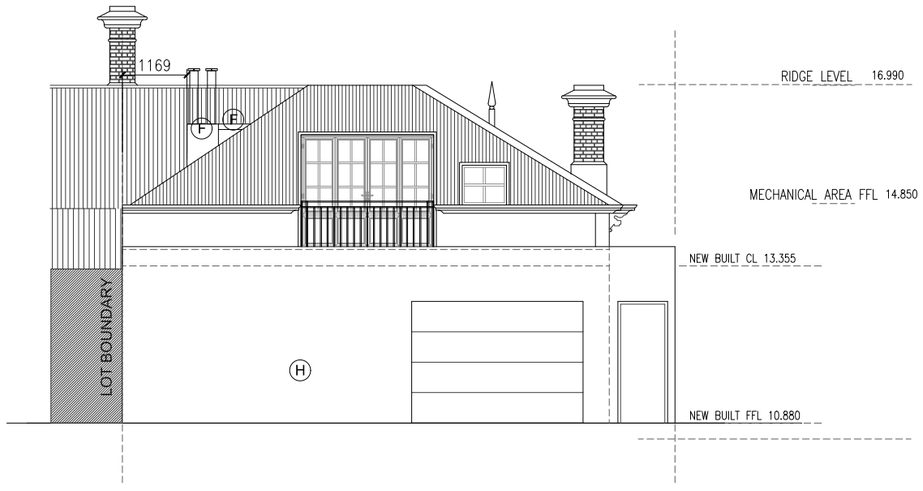
SCALE 1:100



WEST ELEVATION

SCALE 1:100

SUPERSEDED



EAST ELEVATION WITH OUTBUILDING SHOWN

SCALE 1:100

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

FINISHES SCHEDULE:

- (A) EXISTING CORRUGATED ROOF (LIGHT GREY COLOUR)
- (B) EXISTING BRICKWORK (HERITAGE RED COLOUR)
- (C) EXISTING PAINTED RENDER (OFF-WHITE COLOUR)
- (D) PROPOSED NATURAL LIMESTONE CLADDING 30MM THICK VENEER (BEIGE COLOUR)
- (E) PROPOSED CORRUGATED ROOF SHEET (LIGHT GREY COLOUR TO MATCH EXISTING ROOF SHEET)
- (F) PROPOSED PAINTED RENDER (COLOUR TO MATCH EXISTING PAINTED RENDER)
- (G) PROPOSED TIMBER WINDOW FRAMES AND DOORS (NATURAL TIMBER COLOUR)
- (H) PROPOSED BRICKWORK (Midland Brand-HERITAGE RED COLOUR)

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED FOR APPROVAL BEFORE MANUFACTURE. THIS IS A CAD DRAWING DO NOT AMEND MANUALLY. DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:

ARCHITECT

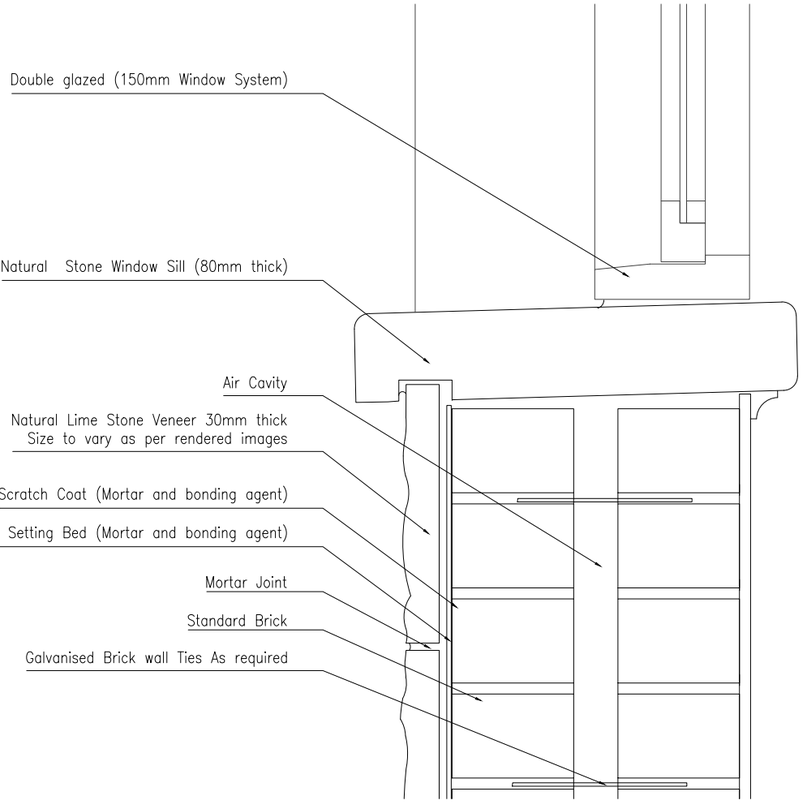
CITY OF VINCENT
RECEIVED
8 September 2023

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

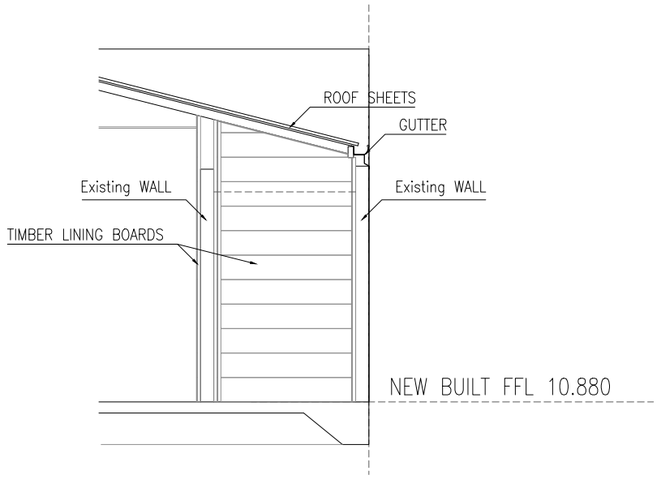
PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

ELEVATIONS

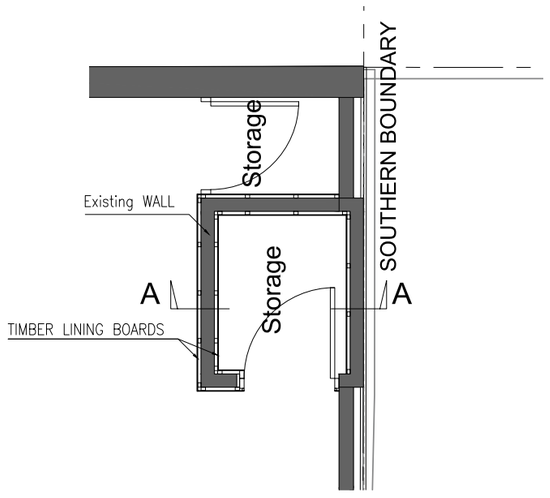
DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 08.09.2023	0 25
PROJECT No.	DRAWING No.	REV. K



Lime Stone Cladding Detail
Scale 1/5



Section A-A Through WC (OUTBUILDING)
SCALE 1:50



PLAN VIEW OF WC (OUTBUILDING)
SCALE 1:50

SUPERSEDED

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

FINISHES SCHEDULE:

REV.	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE. THIS IS A CADD DRAWING DO NOT AMEND MANUALLY. DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:

ARCHITECT

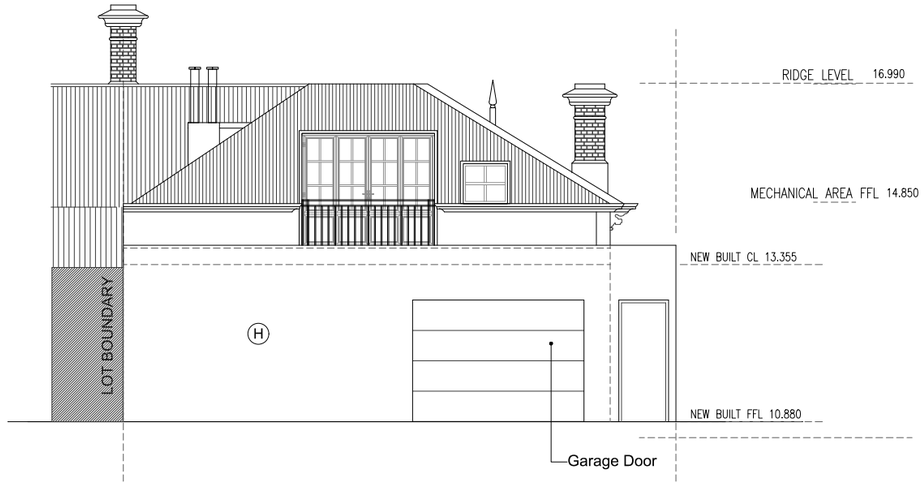
CITY OF VINCENT
RECEIVED
8 September 2023

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

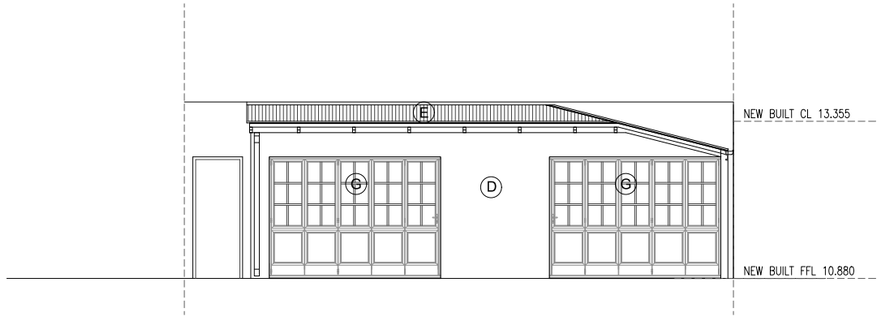
Lime Stone Cladding Detail

DRAWN	APPROVED	REDUCTION
SCALE 1:100	DATE 08.09.2023	0 25
PROJECT No.	DRAWING No.	REV. K



OUTBUILDING EAST ELEVATION

SCALE 1:100



OUTBUILDING WEST ELEVATION

SCALE 1:100

SUPERSEDED

NOTE:
DRAWINGS HAVE BEEN PREPARED TO INDICATED SCALES AT A3 SIZE. PRINTING AND COPYING CAN DISTORT SCALES. THEREFORE DO NOT RELY ON SCALING OF DRAWINGS TO OBTAIN SIZES AND QUANTITIES.

FINISHES SCHEDULE:

- (A) EXISTING CORRUGATED ROOF (LIGHT GREY COLOUR)
- (B) EXISTING BRICKWORK (HERITAGE RED COLOUR)
- (C) EXISTING PAINTED RENDER (OFF-WHITE COLOUR)
- (D) PROPOSED NATURAL LIMESTONE CLADDING 30MM THICK VENEER (BEIGE COLOUR)
- (E) PROPOSED CORRUGATED ROOF SHEET (LIGHT GREY COLOUR TO MATCH EXISTING ROOF SHEET)
- (F) PROPOSED PAINTED RENDER (COLOUR TO MATCH EXISTING PAINTED RENDER)
- (G) PROPOSED TIMBER WINDOW FRAMES AND DOORS (NATURAL TIMBER COLOUR)
- (H) PROPOSED BRICKWORK (Midland Brand-HERITAGE RED COLOUR)

REV	DATE	DESCRIPTION	BY

DEVELOPMENT APPLICATION

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK ON SITE OR MAKING ANY SHOP DRAWINGS WHICH MUST BE SUBMITTED FOR APPROVAL BEFORE MANUFACTURE. THIS IS A CAD DRAWING DO NOT AMEND MANUALLY. DO NOT SCALE FROM THIS DRAWING.

DOCUMENTATION BY:

ARCHITECT

CITY OF VINCENT
RECEIVED
8 September 2023

CLIENT
Mr. Peter Arnell
and
Mrs. Helen Arnell

PROJECT
PROPOSED HOUSE EXTENSION AND CARPARK
12 Brookman Street, Perth, WA 6000

OUTBUILDING ELEVATIONS

DRAWN	APPROVED	REDUCTION 0 25
SCALE 1:100	DATE 08.09.2023	
PROJECT No.	DRAWING No.	REV. K

Summary of Submissions:

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

Second Round of Consultation	
Comments Received in Objection:	**Applicant Comment:**
Lot boundary walls • The boundary walls result in excessive bulk to North east and South West • The replacement of the fence with boundary walls would restrict sun into adjoining properties and would trap excessive heat with their mass; • The building bulk and density does not fit with the heritage precinct and creates a precedent for further eroding the heritage values of the precinct.	1. The north boundary wall is existing, the south wall is being replaced to the same height, and the east wall will be only slightly larger to accommodate the skillion roof. 2. The walls will have no more impact on the neighbours than they already do and will not impact the sun in the yard. 3. The bulk and density are in line with current council guidelines for the heritage area.
Streetscape The proposed 3.2 metre high wall to Wellman Street does not contribute to the streetscape;	Wellman Street is a retail and storage street and not a residential street. The proposed wall is in keeping with the other facades in Wellman St.
Visual Privacy At present there is maximum privacy to the adjoining properties.	Maximum Privacy is maintained as per the Heritage Guidelines
Heritage • This application is an example of overdevelopment in this important Federal and State heritage listed precinct which detracts from the character of the area as 'workers cottages'. • The development is not in keeping with our modest single story heritage precinct. Many owners, past and present, have made considerable sacrifice to keep this area as it is known and even recognised by UNESCO. • Demolition of the rear toilet should not be permitted on heritage grounds.	1. The Renovations are in line with the heritage guidelines for the area. They cannot be seen from the heritage public space. (Brookman, Forbes & Robinson) 2. There are already two other examples of double-storey houses on Brookman and Moir Streets. 3. The rear toilet is not being demolished.

Summary of Submissions:

Second Round of Consultation	
Comments Received in Objection:	**Applicant Comment:**
Other: • I am not the first owner, and certainly not the first resident to have loved my house in this incredibly unique area over its 126 year history. i am proud to be but a custodian and thank my lucky stars every day i am here. If i look back over time, when this area was not so desirable, those of us here loved it for what it was, not what we wanted to change it into. • If people want to build extra buildings in their back gardens, the whole of the rest of Perth is available, our heritage precinct is special, that is why we bought there, we want to preserve it for future generations. • It is well documented that the Moir/Brookman Precinct is underlain by peat and is prone to house cracking when this peat bed dries out. This has led to a previous Class Action by residents against Main Roads in 1997 due to dewatering actions for the Northbridge Tunnel. Precipitation needs to be absorbed into the soil (and thus to the peat bed), the more built-up the precinct becomes, the more run off occurs and the less absorption takes place. This runoff has the compounding effect of drying out the peat bed and causing the houses to crack. This was well documented in the Class Action process. The City needs a policy on this and rejecting this application would be a great place to start.	1. Most houses in the precinct were first renovated in the 1920s with the addition of a kitchen. Then in the 1940s, with the addition of laundries. Again, in the 1980s-90s or early 2000s, they kept their living space at the rear contemporary. All the houses in the area are and have consistently been renovated as part of their histories. 2. No comment 3. I'm not certain if I am to blame for houses in the street cracking due to de-watering.

First Round of Consultation	
Comments Received in Support:	**Applicant Comment:**
General • The houses in Brookman/Moir were designed and built in a different era and many aspects are not fit-for-purpose for modern living, especially when the needs of a family residence are considered with many people working from home. • Note that the existing property has never been compliant with R25 development standards which were established after the Brookman/Moir properties were built. Multiple developments have been approved that	The Proposed design was developed and amended per the several meetings with City of Vincent Planners to reach a point where it can have minimal impact of the neighbours and at the same time can accommodate the current and future livings needs of the

Summary of Submissions:

First Round of Consultation	
Comments Received in Support:	**Applicant Comment:**
do not meet the deemed-to-comply standards within this precinct. The current proposed development is not unusual or excessive in the proposed additional impact on the neighbour.	owners.
Street Setback • Support the proposed nil setback for the garage/gym to Wellman Street due to it acting as a service lane for commercial properties. Consider the proposed setback would not negatively impact the amenity of Wellman Street	
Heritage Guidelines • Consider that the proposal doesn't impact heritage value of the Brookman/Moir precinct. • Support reinstatement of chimney to the original dwelling. • Express support for the respect shown to the original heritage dwelling.	
Design • Express support for two-storey development within the precinct, especially on properties adjoining Wellman Street. • Extension of the existing structure with a 2-storey addition at the rear is the logical way to increase living space whilst maintaining a reasonable amount of garden area, and not impact the heritage visual elements of the streetscape. • Support the provision of off-street carparking to reduce on-street parking demand.	
Sustainability • Support installation of solar panels and car charger which would assist in achieving the City's renewable energy objectives. Consider that the location of the proposed solar panels is suitable and unobtrusive.	
Visual Privacy • Privacy has been carefully considered through the use of window positioning and screening.	
Demolition • Support proposed demolition of rear water closet structure which does not have heritage value	

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
Street Setbacks • Express concern with proposed setback to Wellman Street resulting in excessive bulk and lack of views of garden space impacting streetscape character. • The proposal should be required to set back the wall from Wellman Street as was required for a previous development to Wellman Street. • Consider that the proposed setback would not be consistent with the heritage guidelines which include the strengthening of rear settings of the dwellings to become more compatible with the heritage significance of the area.	The Proposed design has already been amended to take the community and City of Vincent planners' concerns into consideration. What was considered as an excessive bulk on the back of the lot is now changed. The current proposal is sympathetic and only replacing the existing structure The conversations with the Heritage council stated that there were no heritage issues or with the rear of the house.
Lot Boundary Setbacks • The proposed setback to southern lot boundary would result in the presentation of excessive bulk. • The proposed height of the boundary wall to the gym/garage would result in additional overshadowing to the south as well as presentation of bulk.	As mentioned previously (The Proposed design has already been amended to take the community and City of Vincent planners' concerns into consideration. What was considered as an excessive bulk on the back of the lot is now changed. The current proposal is sympathetic and only replacing the existing structure). The Height of the Boundary wall is now changed and is already lower . And the proposed rear garage and gym have already been amended to have negligible impact on neighbours (Less than 1m2 of overshadowing)
Garage Width • The combined width of the garage and gym far exceeds the 50% permitted.	The currently proposed rear garage and gym design is only replacing the existing structure
Street Walls and Fences • The proposed fence to Wellman street would be too large and imposing and would not be in keeping with the streetscape.	As mentioned previously (The Proposed design has already been amended to take the community and City of Vincent planners' concerns into consideration. What was considered as an excessive bulk on the back of the lot is now changed. The current proposal is sympathetic and only replacing the existing structure).
Landscaping • Express concerns about the lack of trees and landscaping provided by proposed development which would not contribute to the City's sustainability initiatives.	The Current Proposal now suggests introducing an evergreen tree (Citrus tree) to the internal garden closer to the northern side of the property (No Overshadowing to neighbours) along with a lawn area that covers most of the open space.

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
• The proposal could have considered a small roof garden on the garage/gym. • The proposed landscaping of paving and lawn contributes little to biomass or biodiversity to the area. • Express concern about the reduction of green space which is crucial to continuing to be able to live in this area.	
Visual Privacy • Proposal would impact the adjoining property's privacy.	The Current Proposal has already taken the privacy of the adjoining properties into consideration. All openings that are proposed follow and comply with the design guidelines.
Open Space • The proposal would result in a further reduction of open space which is important to the visual cohesion of the precinct and contributing to the limitation of the urban heat island.	The Current Proposal has already been amended to reduce the amount of built space. The required extra living space is proposed to be added vertically to maintain the current open space.
• Reduced open space would impact water infiltration which may affect stability of peat soil.	
Overshadowing • The proposed overshadowing is likely to have a significant negative impact on the use and value of the adjoining property to the south. We would be concerned if the City was willing to set a precedent for permitting this level of overshadowing in the area.	This Concern was taken into consideration and the current revised set of drawings shows that the amount of overshadowing is significantly reduced.
• The existing houses can be dark and are affected by damp which would be impacted by the proposed overshadowing.	Ventilation and introduction of natural light have both been very well addressed in the proposed design.
• The proposed overshadowing (44.7%) would diminish the sunlight and air to the neighbouring property's outdoor living area and their solar access from the north. It is important that all houses in the precinct have equal opportunity to make use of natural sunlight in outdoor living spaces for the health and wellbeing of occupants and for effective solar access.	This Concern was addressed and the overshadowing is now significantly reduced. Also noting that the majority of the overshadowing is from the common wall and fence with the neighbouring Property.
• The proposal would cast shadow over adjacent buildings and limit the potential for effective residential solar power.	The design will have minimal to no impact on the solar electric generation of the adjoining property. The overshadowing is not affecting the roof space of the neighbours. Also, as mentioned previously (the majority of the overshadowing is from the common

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
• Proposal would not be consistent with the design guidelines including *"Access to sunlight…where already existing should be maintained with particular attention to overshadowing"*	wall and fence with the neighbouring Property)
Design • The roof materials would be the same between old and new. The windows and doors would be similar to those of the existing building and the decorative trim and design appears to mimic the character of the existing dwelling. There would be an insufficient contrast between the old and new as is considered acceptable under the design principles and would not be consistent with the principles of the Burra Charter. • Express concerns that the two storey development would be visible from the street and would negatively impact the streetscape character. • The proposed two-storey development would be disproportionate to the scale of the existing dwelling. • Would prefer the form of the build to more closely follow the existing brick and window structures rather than that proposed. • The proposed bulk, scale, proportion, wall materials and detailing do not appropriately interpret the heritage significance of the place in a contemporary way. • The proposed dormers and upper floor windows would not be in keeping with the simple form of the original dwelling.	The Proposed design and finish materials were amended and the current design has already been reviewed and approved by the Heritage Council of WA The Two-story development is proposed as per the design guidelines and has no effect on Brookman Street. It will only be visible from Wellman Street that is mostly a service lane and is mostly used to service the back of Brockman Street (car parking entry and rubbish collection) and also serving the back of the commercial properties. This design in our opinion would actually add value to Wellman Street.
Heritage Guidelines • The proposal would negatively affect the heritage values of all the properties within the Brookman/Moir Precinct. The existing worker cottages were never two-storey. Two-storey developments are not appropriate within the precinct and detracts from the authenticity of the precinct. • The proposal would significantly alter the heritage character of the area and would detract from the homogeneity of the visual character of the area. • Concern that the proposal would set a precedent for similar applications in the heritage precinct so that the precinct will gradually lose its inherent character. • The over-development at the rear of the site would mean that the original outhouse would its historical context.	As mentioned above (The Proposed design and finish materials were amended and the current design has already been reviewed and approved by the Heritage Council of WA The proposed design is proposing minimal impact on the original house. And the proposed development is mostly on the back of the original residence to maintain its heritage. Moreover the proposed design has suggested reinstating some of the original characters (ex : the missing chimneys) which

Summary of Submissions:

Comments Received in Objection:	Applicant Comment:
• The proposal would not result in "a good conservation outcome and be in harmony with the Brookman and Moir Streets area" and therefore would not satisfy the requirements of the heritage guidelines for the application of discretion.	
Use • Express concern that the proposed gym could become a business with a separate entrance and resulting impact on car parking, noise and amenity.	The Gym has no direct openings to outside, making it not serving the expressed concern.
Construction Concerns • Express concern that the proposal could cause further unanticipated damage to surrounding properties due to the existing unstable ground conditions.	The Proposal from our experience should have no impact on the ground conditions of the surrounding.
• Proposed construction would create a disturbance to residents through the implementation of traffic management protocols for the duration of construction time while also introducing risks for damage to property and health.	The construction works and deliveries will be using the back street what is mainly used to serve the back of the residential properties, and the size and type of works proposed should not cause lane closure. The construction works will be done during the allowed working hours and in a safe manner
Demolition • Object to the proposed demolition of the water closet which is on the site of the traditional water closet.	The WC on the back is not the original one, this was check by the heritage council that already approved removing it.
• Express concerns about the demolition of a common wall with 10 Brookman Street, which will adversely affect the heritage of No. 12 Brookman Street property and would impact on the kitchen and laundry of the adjoining property. Due to the unstable ground, there is significant risk of damage/dilapidation to the adjoining property.	No shared wall with 10 Brookman st is being demolished
• Do not support proposed demolition works to the proposed rear room including introduction of a new door.	The rear room is a new addition built by the owner in 2006
Sustainability Express concerns about lack of shade structures to Eastern elevation which would result in greater levels of mechanical cooling.	The chosen building materials and light colours (double walls, double glazing, insulated Roofs, reflective material on roof) would assist to reduce the required mechanical cooling.

Summary of Submissions:

Comments Received Expressing Concern:	Applicant Comment
Heritage Impact Statement and Design • Suggest that the heritage impact statement be written by a heritage architect as approved by the Heritage Council of WA and proposal be designed by a reputable design practitioner with relevant experience and skill.	The heritage impact Statement was prepared by as per the Heritage Council Guidelines.
Design • The design appears to overwhelm the existing dwelling.	The addition in on the back of the existing residence and is: (quoting from the Heritage Council Approval letter) *the rear addition has been redesigned so that it is not impacting the original residence and is set back slightly to the side elevation so that it is not highly visible from the street. The proposed garage/studio to the rear has been revised so that it is a single storey garage structure.* This shows that the current design is not overwhelming
• Consider that the use of painted render to match the existing impacts the ability to differentiate between old and new. Request review of the proposed finish to the northern elevation of the extension due to inconsistency on plans and renders provided.	The choice of materials and colours and also some design elements have already been addressed to reply to this concern.

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

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

Summary of Submissions:

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

Comments Received in Support:	Administration Comment:
General • The houses in Brookman/Moir were designed and built in a different era and many aspects are not fit-for-purpose for modern living, especially when the needs of a family residence are considered with many people working from home. • Note that the existing property has never been compliant with R25 development standards which were established after the Brookman/Moir properties were built. Multiple developments have been approved that do not meet the deemed-to-comply standards within this precinct. The current proposed development is not unusual or excessive in the proposed additional impact on the neighbour.	The need for redevelopment that responds to both the changing needs of modern living requirements and the unique heritage of the site is reflected in the Brookman and Moir Heritage Area Guidelines. It is acknowledged that the existing dwellings pre-date the establishment of the R Codes. The Deemed-to-Comply standards represent one of two pathways to assessing and determining a planning application; the other being Design Principles. Where a development does not satisfy the Deemed-to-Comply standards, it is required to satisfy the Design Principle. The amended proposal is considered to satisfy the Design Principles of the R Codes because the development has been designed to reduce the extent of overshadowing onto the adjoining property and the presentation of bulk.
Street Setback Support the proposed nil setback for the garage/gym to Wellman Street due to it acting as a service lane for commercial properties. Consider the proposed setback would not negatively impact the amenity of Wellman Street.	Noted.
Heritage Guidelines • Consider that the proposal doesn't impact heritage value of the Brookman/Moir precinct. • Support reinstatement of chimney to the original dwelling. • Express support for the respect shown to the original heritage dwelling.	Noted. Noted. This was also supported by the Design Review Panel Member. Noted.
Design • Express support for two-storey development within the precinct, especially on properties adjoining Wellman Street.	Two storey development is permitted under the Brookman and Moir Street Heritage Area Guidelines.

Summary of Submissions:

Comments Received in Support:	Administration Comment:
• Extension of the existing structure with a 2-storey addition at the rear is the logical way to increase living space whilst maintaining a reasonable amount of garden area, and not impact the heritage visual elements of the streetscape. • Support the provision of off-street carparking to reduce on-street parking demand.	The rear addition would have limited impact on the Brookman Street streetscape because it would be located to the rear of the existing house and would be screened from view from Brookman Street. Noted.
Sustainability Support installation of solar panels and car charger which would assist in achieving the City's renewable energy objectives. Consider that the location of the proposed solar panels is suitable and unobtrusive.	Noted. The addition of solar panels would assist the City in achieving its Environmentally Sustainable Development objectives. The Solar Panels would be unobtrusively located on the northern elevation of the proposed addition, to the rear of the existing dwelling.
Visual Privacy Privacy has been carefully considered through the use of window positioning and screening.	Since this comment was made, the development has been modified to include a Juliet balcony to the master bedroom and does not satisfy the Deemed-to-Comply standards of the R Codes. The development satisfies the Design Principles of the R Codes because there would be no direct overlooking of the adjoining properties' active habitable spaces.
Demolition Support proposed demolition of rear water closet structure which does not have heritage value.	The demolition of the water closet is no longer proposed.

Comments Received in Objection:	Administration Comment:
Street Setbacks • Express concern with proposed setback to Wellman Street resulting in excessive bulk and lack of views of garden space impacting streetscape character. • The proposed 3.2 metre high wall to Wellman Street does not contribute to the streetscape; • The proposal should be required to set back the wall from Wellman Street as was required for a previous development to Wellman Street.	Wellman Street operates as a service lane for properties abutting Brookman Street. The streetscape is characterised by masonry fences, garages and carports on the western side with nil setbacks predominating. The proposed single storey building with a nil setback is consistent with the established pattern of development along the western side of Wellman Street, including the existing carport at No. 14 Brookman Street;

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
• Consider that the proposed setback would not be consistent with the heritage guidelines which include the strengthening of rear settings of the dwellings to become more compatible with the heritage significance of the area.	The proposal is consistent with the Brookman and Moir Street Heritage Guidelines because of the limited impact the proposed building would provide to the Brookman Street streetscape. The location of the additions include the height and setbacks ensures that it is low in scale and it would not detract from the significance of the Brookman Street streetscape and would not obscure existing vista or view lines to the principal Brookman Street façade.
Lot Boundary Setbacks • The proposed setback to southern lot boundary would result in the presentation of excessive bulk.	The amended plans have reduced the overall presentation of building bulk both within the site and to adjoining properties. The changes to the south east elevation of the first floor results in the first floor visually recessing into the roof space. This reduces the impression of the building as being two storey and the presentation of building bulk both within the site and to adjoining properties, and was supported by the City's DRP member. The master bedroom dormer window to the south western lot boundary has been reduced in height from 5.7 metres to 5.4 metres and increase in the setback from the south western lot boundary from 1.15 metres to 1.2 metres and now satisfies the Deemed-to-Comply lot boundary setback standard.
• The proposed height of the boundary wall to the gym/garage would result in additional overshadowing to the south as well as presentation of bulk.	Since this comment was made, the plans have been amended to have the garage boundary wall to the northern lot boundary and not the southern lot boundary.
• The boundary walls result in excessive bulk to North east and South West.	The proposed boundary wall to the dining room would be acceptable. The wall would be the same height as the existing walls of the dwellings within the Precinct. This is because houses within the Precinct have 3.2 metre high ceilings and boundary or party walls. The wall would abut an existing building at No. 10 Brookman Street which would largely screen it from view from the backyard of No. 10 Brookman Street. In addition, the materiality of the wall has been modified to provide a limestone and render finish to the wall. These factors would reduce the presentation of bulk to the adjoining property. The boundary wall to the northern lot boundary is acceptable because it would be adjoining an existing enclosed carport at No. 14 Brookman Street. It satisfies the Deemed-To-Comply standards relating to height and length of boundary walls and would not result in overshadowing to the adjoining northern property.
• The replacement of the fence with boundary walls would sun into adjoining properties and would trap excessive heat with their mass.	Since this comment was made, the plans have been amended to remove the gym boundary wall to the southern lot boundary and provide setbacks of 1.6 – 2.1 metres. This would reduce the extent of overshadowing onto the adjoining property and reduce any potential impact of thermal mass on the adjoining property.

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
• The building bulk and density does not fit with the heritage precinct and creates a precedent for further eroding the heritage values of the precinct.	The amended proposal has reduced the presentation of bulk both within the site and to adjoining properties. The south western dormer window now satisfies the deemed-to-comply standards of the R Codes in relation to lot boundary setbacks. The amended proposal has removed the gabled dormer windows to the south eastern elevation of the property. The south east elevation openings to the master bedroom and ensuite on the first floor have been modified to recess into the roof line of the first floor. This results in the first floor visually recessing into the roof space when viewed from the rear of the subject site, reducing the impression of the building as being two storey and the presentation of bulk within the site and to adjoining properties, and was supported by the City's DRP member.
Garage Width The combined width of the garage and gym far exceeds the 50% permitted.	The permitted garage width is 50 percent of the lot width. Although they would appear as part of one structure, the garage would be for a single car and combined with its supporting structures would be 4.2 metres wide (41.7 percent of the lot width). The garage door would be 3 metres to provide adequate manoeuvring space in accordance with AS2890.1. This would represent 29.8 percent of the lot width and satisfies the deemed to comply standard of the R Codes.
Street Walls and Fences The proposed fence to Wellman street would be too large and imposing and would not be in keeping with the streetscape.	The proposed fence would be adjacent to the proposed gym and would be 1.6 metres wide and 2.5 metres high as viewed from Wellman Street. This height is consistent with the existing fence on the subject site which is 2.4 metres high. The height and materiality would be consistent with the Wellman Street streetscape which is characterised as industrial and as a rear laneway which includes high fences and buildings with minimal setbacks.
Landscaping • Express concerns about the lack of trees and landscaping provided by proposed development which would not contribute to the City's sustainability initiatives. • The proposal could have considered a small roof garden on the garage/gym. • The proposed landscaping of paving and lawn contributes little to biomass or biodiversity to the area.	Noted. The development does not meet the deemed-to-comply standards of the Built Form Policy relating to canopy coverage, however these are given regard only in any assessment as they have not been approved by the Western Australian Planning Commission. The City is required to consider the application as proposed by the applicant, which does not include a roof garden, however this feedback was provided to the applicant. Noted.

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
• Express concern about the reduction of green space which is crucial to continuing to be able to live in this area.	Noted. The R Codes do not have standards relating to overall green space on a lot, with provisions limited to the primary street setback area, which remains unchanged as part of the proposed development. The development satisfies the deemed to comply requirements of the City's Built Form Policy relating to deep soil, with 16.8 percent deep soil in lieu of 12 percent. The proposed development would provide a consolidated outdoor living area measuring 4 metres by 10 metres to the rear of the dwelling. This outdoor living area exceeds the dimension standards of the R Codes and would provide sufficient space for the residents to provide space for landscaping and undertake outdoor pursuits in conjunction with the primary living space of the dwelling.
<u>Visual Privacy</u> • Proposal would impact the adjoining property's privacy. • At present there is maximum privacy to the adjoining properties.	The development includes a Juliet balcony to the master bedroom that does not satisfy the Deemed-to-Comply standards of the R Codes. The development satisfies the Design Principles of the R Codes because there would be no direct overlooking of the adjoining properties' active habitable spaces. The cone of vision from the Juliet balcony would fall to an existing carport at No. 14 Brookman Street and to the tree and shed at No. 10 Brookman Street. These areas are not active habitable spaces.
<u>Open Space</u> • The proposal would result in a further reduction of open space which is important to the visual cohesion of the precinct and contributing to the limitation of the urban heat island.	The Open Space is satisfies the Design Principles of the R Codes because: • The proposed open space would reflect the existing streetscape character. The nil setback to Wellman Street was supported because the western side of Wellman Street is characterised by masonry fences, garages and carports with nil setbacks, which reflects Wellman Street's function as a rear access road for properties fronting Brookman Street; • The proposed development would provide a consolidated outdoor living area measuring 4 metres by 10 metres to the rear of the dwelling which would provide sufficient space for the residents to undertake outdoor pursuits and living in conjunction with the primary living space of the dwelling; and • The presentation of bulk has been reduced through changes to the design including the removal of the upper floor gabled dormer windows and reconfiguration of the gym to provide setbacks of 1.6 to 2.1 metres to the south western lot boundary.
• Reduced open space would impact water infiltration which may affect stability of peat soil.	All stormwater is required to be retained on site. The additional area of consideration of disposal of stormwater off site would require the submission of a geotechnical report from a qualified consultant.

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
Stormwater • It is well documented that the Moir/Brookman Precinct is underlain by peat and is prone to house cracking when this peat bed dries out. This has led to a previous Class Action by residents against Main Roads in 1997 due to dewatering actions for the Northbridge Tunnel. Precipitation needs to be absorbed into the soil (and thus to the peat bed), the more built-up the precinct becomes, the more run off occurs and the less absorption takes place. This runoff has the compounding effect of drying out the peat bed and causing the houses to crack. This was well documented in the Class Action process. The City needs a policy on this and rejecting this application would be a great place to start.	All stormwater is required to be retained on site and into the soil. The additional area of consideration of disposal of stormwater off site would require the submission of a geotechnical report from a qualified consultant. The officer recommendation includes a requirement for dilapidation reports of the adjoining properties at Nos. 10 and 14 Brookman Street to be prepared prior to construction.
Overshadowing • The proposed overshadowing is likely to have a significant negative impact on the use and value of the adjoining property to the south. We would be concerned if the City was willing to set a precedent for permitting this level of overshadowing in the area. • The proposed overshadowing (44.7%) would diminish the sunlight and air to the neighbouring property's outdoor living area and their solar access from the north. It is important that all houses in the precinct have equal opportunity to make use of natural sunlight in outdoor living spaces for the health and wellbeing of occupants and for effective solar access. • The proposal would cast shadow over adjacent buildings and limit the potential for effective residential solar power. • Proposal would not be consistent with the design guidelines including *"Access to sunlight…where already existing should be maintained with particular attention to overshadowing"*. • The existing houses can be dark and are affected by damp which would be impacted by the proposed overshadowing.	The proposed plans include 39.9 percent overshadowing of the adjoining property. The development has been designed to reduce the extent of overshadowing of the adjoining property's outdoor living area. The adjoining property does not include a formalised outdoor living area, with both the rear verandah to the south west of the backyard, and the northern corner of the backyard performing this function. Overshadowing of the outdoor living area to the north western corner of the backyard has been minimised by the removal of the gabled dormer windows to the south eastern elevation of the rear addition and the reduction in the dimensions of the dormer window to the south west elevation. The gap between the proposed rear extension and garage and gym would ensure that the adjoining property would retain access to direct sun during the day, with 69.2 percent of the backyard unshadowed by No. 12 Brookman Street at 12:00pm on 21 June. The proposal would not impact any existing solar panels. Noted.

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
Design	
• The roof materials would be the same between old and new. The windows and doors would be similar to those of the existing building and the decorative trim and design appears to mimic the character of the existing dwelling. There would be an insufficient contrast between the old and new as is considered acceptable under the design principles and would not be consistent with the principles of the Burra Charter.	The use of the same materials for the roof line can assist with the minimisation of the impact on streetscape and has been applied to other additions in the Brookman and Moir Streets Precinct. The proposal has been amended to remove the gabled dormer windows to the south eastern elevation which has simplified the roof form of the proposed rear addition. Decorative trim including the finials and timber bracket have been removed from the proposal.
• The proposed dormer windows and upper floor windows would not be in keeping with the simple form of the original dwelling.	
• The proposed bulk, scale, proportion, wall materials and detailing do not appropriately interpret the heritage significance of the place in a contemporary way.	The rear addition would be differentiated from the existing dwelling through differences in materials and the indentation provided to the north east lot boundary which would ensure that the additions could be read as 'new' additions and not confused with the existing dwelling.
• Express concerns that the two storey development would be visible from the street and would negatively impact the streetscape character.	The proposed two storey addition would have a limited impact to the Brookman Street streetscape due to the greater setback provided to the northern lot boundary. The wall height and roof line would not exceed that of the existing dwelling.
• The proposed two-storey development would be disproportionate to the scale of the existing dwelling.	The amended plans have reduced the presentation of building bulk presented both within the site and to adjoining properties. The south western dormer window now satisfies the deemed-to-comply standards of the R Codes in relation to lot boundary setbacks. The amended proposal has removed the gabled dormer windows to the south eastern elevation of the property. The south east elevation openings to the master bedroom and ensuite on the first floor have been modified to recess into the roof line of the first floor. This results in the first floor visually recessing into the roof space when viewed from the rear of the subject site. The removal of the gabled dormer windows reduces the impression of the building as being two storey and the presentation of bulk within the site and to adjoining properties, and was supported by the City's DRP member.
• Would prefer the form of the build to more closely follow the existing brick and window structures rather than that proposed.	Noted. The City has worked with the applicant throughout the development assessment process to provide feedback on the design. The City is required to consider the application as proposed by the applicant. In accordance with the principles of the Burra Charter and the objectives of the Brookman and Moir Streets Heritage Guidelines, new development is to be identifiable as new when compared with the existing dwellings.

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
Heritage Guidelines • The proposal would negatively affect the heritage values of all the properties within the Brookman/Moir Precinct. The existing worker cottages were never two-storey. Two-storey developments are not appropriate within the precinct and detracts from the authenticity of the precinct. • This application is an example of overdevelopment in this important Federal and State heritage listed precinct which detracts from the character of the area as 'workers cottages'. • • The development is not in keeping with our modest single story heritage precinct. Many owners, past and present, have made considerable sacrifice to keep this area as it is known and even recognised by UNESCO.	Two storey development is permitted under the City's Built Form Policy and the Brookman and Moir Streets Heritage Guidelines. The current Brookman and Moir Streets Heritage Guidelines do not provide guidance in relation to the provision of open space. For the reasons outlined above the Open Space provision satisfies the Design Principles of the R Codes. The proposed wall height does not exceed the wall height of the existing dwellings within the precinct and would be compatible with the scale of the Precinct.
• The proposal would significantly alter the heritage character of the area and would detract from the homogeneity of the visual character of the area.	The proposal would have limited impact on the visual character of the precinct as viewed from the public domain, due to its location and setback from Brookman Street and was supported by the City's DRP member. The development satisfies the requirement of the Brookman and Moir Streets Heritage Guidelines that require new buildings not to be visible from the Public Domain View. The roof of the new addition would be inset to ensure it is identifiable as new, but is the same materiality as the existing roof to ensure it is not visually obtrusive when viewed from Brookman Street.
• Concern that the proposal would set a precedent for similar applications in the heritage precinct so that the precinct will gradually lose its inherent character.	Each development application is assessed on its own merits under the planning framework. The Brookman and Moir Streets Heritage Guidelines outlines the framework for additions to enable the ongoing adaption of the premises in accordance with modern standards, while retaining its important heritage character.
• The over-development at the rear of the site would mean that the original rear water closet would lose its historical context.	The applicant has amended the plans to retain the rear WC which would retain this element of the original subdivision context of the Brookman and Moir Streets Precinct.
• The proposal would not result in "a good conservation outcome and be in harmony with the Brookman and Moir Streets area" and therefore would not satisfy the requirements of the heritage guidelines for the application of discretion.	Since this comment was made, the planning framework has changed, with the introduction of the Brookman and Moir Streets Heritage Guidelines. This has resulted in the removal of specific guidance about the application of discretion in the consideration of the Brookman and Moir Streets Precinct. Notwithstanding this, the proposal supports the ongoing retention of contributory fabric of the subject site, including the original dwelling and the rear WC.

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
Use Express concern that the proposed gym could become a business with a separate entrance and resulting impact on car parking, noise and amenity.	The application does not propose the commercial use of the gym room. The use of the subject site for a commercial use would be subject to a separate development application requiring consideration under the City's Local Planning Scheme No. 2.
Construction Concerns • Express concern that the proposal could cause further unanticipated damage to surrounding properties due to the existing unstable ground conditions. • Proposed construction would create a disturbance to residents through the implementation of traffic management protocols for the duration of construction time while also introducing risks for damage to property and health.	Noted. Construction work affecting other land is governed by the *Building Act 2011*. Notwithstanding Administration's recommendation that the application be refused, if the application were to be approved, a condition of approval would be applied requiring dilapidation report to be undertaken prior to commencement of the works. The subject site has access to two public roads that would be able to facilitate the movement of workers and materials to and from site and would limit the impact on surrounding properties. Obstruction permits would be required to be obtained prior to impeding access on either of these roads.
Demolition • Object to the proposed demolition of the water closet which is on the site of the traditional water closet. • Express concerns about the demolition of a common wall with No. 10 Brookman Street, which will adversely affect the heritage of No. 12 Brookman Street property and would impact on the kitchen and laundry of the adjoining property. Due to the unstable ground, there is significant risk of damage/dilapidation to the adjoining property. • Do not support proposed demolition works to the proposed rear room including introduction of a new door.	Demolition of the WC is no longer proposed. In accordance with Section 79 of the *Building Act 2011, "a person responsible for work must ensure that the work does not affect the structural, waterproofing, or noise insulation capacity of a party wall… beyond the boundaries of the works land… unless each owner of the land that shares the party wall… consents to the work* being *done, and the work is done in accordance with the consent"*. In the event that Development Approval were granted, this would not affect the above requirement. Also refer to dilapidation comments above. The extent of demolition was supported by the Heritage Council of Western Australia and would not affect the presentation of the dwelling to Brookman Street.
Sustainability Express concerns about lack of shade structures to eastern elevation which would result in greater levels of mechanical cooling.	The application has been assessed against the Environmentally Sustainable Design provisions of the Built Form Policy. The development includes solar panels, electric vehicle charging and cross ventilation of rooms that would assist in reducing the dwelling's reliance on mechanical ventilation and artificial lighting.

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
Other	
• I am not the first owner, and certainly not the first resident to have loved my house in this incredibly unique area over its 126 year history. i am proud to be but a custodian and thank my lucky stars every day i am here. If i look back over time, when this area was not so desirable, those of us here loved it for what it was, not what we wanted to change it into.	Noted.
• If people want to build extra buildings in their back gardens, the whole of the rest of Perth is available, our heritage precinct is special, that is why we bought there, we want to preserve it for future generations.	Noted. The City is required to consider the proposal against the relevant planning framework including the R Codes and the Brookman and Moir Streets Heritage Guidelines. The proposal results in the retention of the existing dwelling with minimal impact on the Brookman Street streetscape and visual cohesion of the broader precinct.

Comments Received Expressing Concern:	Administration Comment
Heritage Impact Statement and Design Suggest that the heritage impact statement be written by a heritage architect as approved by the Heritage Council of WA and proposal be designed by a reputable design practitioner with relevant experience and skill.	Noted. The current Brookman and Moir Streets Development Guidelines do not require the heritage impact statement to be completed by a person with heritage experience. At its meeting on 4 April 2023, Council resolved to prepare amendments to the guidelines for community consultation, which include this requirement.
Design	
• The design appears to overwhelm the existing dwelling.	The building footprint and scale would not be compatible with or respectful of the modest scale of the adjoining properties and wider precinct, which forms part of the statement of significance.
• Consider that the use of painted render to match the existing impacts the ability to differentiate between old and new. Request review of the proposed finish to the northern elevation of the extension due to inconsistency on plans and renders provided.	The rendered wall in conjunction with the proposed articulation of wall setback from the north eastern lot boundary provides differentiation between the proposal and existing structure. This would differentiate the development from the face brick and render on the existing north eastern elevation of the house. The applicant has confirmed the finish of the wall to be render.

Note I: Submissions are considered and assessed by issue rather than by individual submitter.
Note II: Where the same matter was raised by submitters expressing concern and objecting, the summary has included the comment in the Objections table only.

Determination Advice Notes:

1. **If the applicant or owner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal. This matter DR 83/2023 is scheduled for a further Directions Hearing with the State Administrative Tribunal on 8 December 2023.**

2. **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.**

3. **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.**

4. **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.**

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. **Works within the road reserve are subject to a separate to a separate application to be assessed and approved by the City.**

9.3 NO. 80 (LOT: 102; D/P: 413590) AUCKLAND STREET, NORTH PERTH - PROPOSED SINGLE HOUSE SECTION 31 RECONSIDERATION

Ward: North

Attachments:

1. Consultation and Location Plan
2. Development Plans
3. Applicant Reconsideration Report
4. 20 June 2023 Council Minutes and Deferred Plans
5. Auckland Street Render and Perspective
6. Summary of Submissions - Administration Response
7. Summary of Submissions - Applicant Response
8. Clause 67 of the Deemed Provisions and Residential Zone Objectives - Administration Assessment
9. Determination Advice Notes

RECOMMENDATION:

That Council, in accordance with Section 31 of the *State Administrative Tribunal Act 2004*, SETS ASIDE its decision dated 20 June 2023 and SUBSTITUTES its new decision to, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVE 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 with the associated determination advice notes in Attachment 9, subject to the following conditions:

1. **Development Plans**

   This approval is for Single House as shown on the approved plans dated 29 May 2023 and 6 October 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 antennas, satellite dishes, solar panels, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive, to the satisfaction of the City;

3. **Colour and Materials**

   The colours, materials and finishes of the development shall be in accordance with the approved schedule of finishes which forms part of this approval. The development must be finished, and thereafter maintained, in accordance with the schedule provided to and approved by the City, prior to occupation 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 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; and**

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.

EXECUTIVE SUMMARY:

The purpose of this report is to reconsider a development application for a two storey single house at No. 80 Auckland Street, North Perth (the subject site) at the invitation of the State Administration Tribunal (SAT).

The subject site is an irregularly shaped R20 coded lot, measuring 353 square metres in area. The lot features a wider lot frontage compared to its lot depth and has an angled street boundary alignment to Auckland Street. It has a 26.2 metre frontage to Auckland Street, with a depth of 18.3 metres along its northern boundary and a depth of 10.0 metres along its south boundary. The subject site slopes down by 2.2 metres from its northern side boundary to its southern side boundary. The site is also affected by a 2.5 metre wide sewer easement that runs along the full extent of its rear boundary.

The subject site has previously received various development approvals for the construction of a single house. The approval history includes both single and double storey designs, all of which feature a similar site planning response and building layout to the subject proposal. The primary differences are the streetscape presentation and roof form.

At its Ordinary Meeting on 20 June 2023, Council resolved to defer the development application for a two storey Single House on the subject site for the following reason:

'To allow the applicant to consider a greater graduation of the development as it transitions to the south. This is both distance from the street horizontally across the development as well as greater articulation of the development in setbacks between the ground floor and upper floor.'

A copy of the minutes of the 20 June 2023 Ordinary Meeting and plans considered at that meeting (the previous proposal) are included as **Attachment 4**.

The landowner lodged an application with the State Administrative Tribunal (SAT) on 7 August 2023 appealing Council's decision on the grounds of a 'deemed refusal'. This is because the statutory timeframe in which the application is to be determined had been exceeded. A mediation session was held on 29 August 2023 and Council has been invited by the SAT to reconsider its decision pursuant to Section 31 of the *State Administrative Tribunal Act 2004*.

The applicant has submitted amended plans for Council to consider. Changes from the previous proposal include the following:

- Setback of the ground floor Alfresco to the southern lot boundary increased from 1.5 metres to 2.8 metres.
- Alfresco roof form change from a pitched roof to a flat roof. The former pitched roof had a maximum height of 4.2 metres. The proposed flat roof has a height of 3.1 metres.
- Ground floor setbacks from Auckland Street as follows:
    - Setback of the Garage to Auckland Street increased from 3.44 metres to 3.48 metres.
    - Setback of Staircase to Auckland Street decreased from 4.36 metres to 4.34 metres.
    - Setback of Living Room to Auckland Street increased from 2.92 metres to 2.97 metres.
    - Setback of Dining Room to Auckland Street increased from 2.92 metres to 3.0 metres.
    - Setback of the Alfresco to Auckland Street increased from 3.0 metres to 3.85 metres.
- Upper floor setbacks as follows:
    - Setback of the upper floor Bed 3 behind the ground floor predominant building line increased from 1.34 metres to 1.66 metres.
    - Setback of the upper floor Staircase behind the ground floor predominant building line decreased from 1.44 metres to 1.37 metres.
    - Setback of the upper floor Sitting Room behind the ground floor predominant building line increased from 0.67 metres to 1.12 metres.
    - Setback of the upper floor Bed 1 behind the ground floor predominant building line increased from 1.29 metres to 1.49 metres.
    - Setback of the upper floor Balcony behind the ground floor predominant building line increased from 0.58 metres to 1.0 metre.
- Garage width reduced from 6.7 metres to 6.4 metres.
- Setback of the ground floor boundary wall of the Garage increased from nil to 0.5 metres to the northern lot boundary.

These changes have been made to the proposal by the applicant following SAT mediation in response to Council's reasons for deferral, with some of these changes being more substantial than others.

These changes would assist in providing greater graduation of the proposed development as it transitions to the south, distance from the street horizontally and greater articulation of the development in setbacks between the ground floor and upper floor.

Discretion is being sought in respect to the same planning elements in the R Codes and Built Form Policy, with the exception of the upper floor setback of the balcony relative to the ground floor building line that now meets the deemed-to-comply standard. The proposal seeks a design principles assessment in relation to street setback, lot boundary/boundary wall setbacks, outdoor living areas and landscaping.

Administration recommended approval of the previously deferred proposal and the changes made as part of the amended plans would have the effect of improving the development outcome. The application would continue to meet the applicable deemed-to-comply or design principles/local housing objectives of the R Codes and the City's Built Form Policy.

Administration maintains its support for the development proposal.

It is recommended that Council's decision of 20 June 2023 be set aside and be substituted with a new decision to approve the application.

PROPOSAL:

The application proposes a two storey single house on a vacant lot at No. 80 Auckland Street, North Perth. The proposed development plans are included as **Attachment 2**.

The applicant's supporting report of the proposed development is included as **Attachments 3**.

A scaled streetscape elevation is contained in **Attachment 5. T**he streetscape elevation found within **Attachment 3** is not to scale and is not accurate.

BACKGROUND:

Landowner:	Number 80 Pty Ltd
Applicant:	Coastview Australia Pty Ltd
Client:	Number 80 Pty Ltd
Date of Application:	25 November 2022
Zoning:	MRS: Urban LPS2: Zone: Residential R Code: R20
Built Form Area:	Residential
Existing Land Use:	Vacant
Proposed Use Class:	Single House
Lot Area:	353m^2
Right of Way (ROW):	No
Heritage List:	No

Site Context and Zoning

The subject site is bound by Auckland Street to the west, a vacant site that is currently undergoing construction of a two-storey single house to the north, and single storey single houses to the east and south. Beyond Auckland Street to the west is the Gill Street Car Park which is a local reserve for public open space. A location plan is provided as **Attachment 1**.

The subject site and surrounding properties are zoned Residential R20 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), with a building height standard of two storeys.

Existing Streetscape

Auckland Street is characterised by a mixture of contemporary and Californian Bungalow housing styles that range between one and two storeys in height. Where provided, there are both examples of upper floors that are set back, as well projecting forward of the building alignment on the ground floor.

The streetscape features carports and garages with varying front setbacks at ground level, as well as uncovered car parking areas in the front setback area. Where front fencing is provided, they are generally low street walls or visually permeable fencing on top of street walls.

Front setback areas of homes are landscaped and Auckland Street is lined with established street trees. Gill Street Car Park located directly opposite the subject site features mature trees and plantings around its perimeter, with car parking located central to the site.

Lot Creation and Site Characteristics

The subject site was created through a subdivision approved by the Western Australian Planning Commission in 2016. This was contrary to the City's recommendation.

The City was a referral agency in the consideration of the subdivision application. In its referral response, the City did not support the proposed subdivision. This is because the proposed lot sizes would not comply with the average lot sizes prescribed for R20 coded lots under the R Codes.

The approved subdivision resulted in the creation of two lots, one being the subject site and the other being No. 31 Gill Street, which adjoins the property to the north. The primary street frontage of the subject site was formerly the secondary street frontage of the parent lot prior to subdivision occurring.

The subject site is currently vacant, with the previous house and associated structures on the parent lot having been demolished in 2018. The site slopes down by 2.2 metres from its northern to southern boundaries.

The subject site is irregularly shaped as a result of the angled alignment of Auckland Street and the dimensions of the lot. The subject site presents a 26.2 metre frontage to Auckland Street, with a northern side boundary depth of 18.3 metres and a southern side boundary depth of 10.0 metres. This means that the lot has a wider street frontage than it has lot depth.

Sewer Easement

The subject site is affected by a 2.5 metre wide sewer easement which runs along the full extent of the rear lot boundary. The sewer main is owned by the Water Corporation.

The Water Corporation confirmed that:

- There is a 0.15 metre diameter PVC sewer main running parallel along the inside of the rear boundary approximately 1 metre away and at a depth of approximately 1 metre;
- Encroachment into the easement is possible, so long as the building is no closer than 0.6 metres to the centreline of the sewer main; and
- There is a maintenance shaft located at the south-eastern corner of the subject site, which would require a setback of 1 metre from any building to the edge of the maintenance shaft.

Previous Development Approvals

Subject Site

Since the subject site was created following subdivision approval issued in 2016, the following development approvals have been granted under delegated authority by Administration for the site:

- A development approval issued in 2018 for a single storey single house. The application was lodged in July 2018 and approved in October 2018. This approval has expired.
- A development approval issued in 2020 for a two storey single house. Application was lodged in June 2020 and approved in July 2020. This approval is valid until 10 July 2024 and was issued during the Minister for Planning's Notice for Exemptions from Planning Requirements during State of Emergency.
- A development approval that was issued in 2021 for an amendment to the previous 2020 approval. Application was lodged in April 2021 and approved in June 2021. This amended approval is valid until 10 July 2024 and was issued during the Minister for Planning's Notice for Exemptions from Planning Requirements during State of Emergency.

Each of these development approvals reflect a single house with similar site planning, building footprints and with reduced street setbacks. The building height and roof form have changed over the course of these development approvals.

The 2018 approval was a single storey dwelling with a similar floor plan layout to the ground floor of the current proposal and had a pitched roof. This application received one submission that provided comment but neither supported nor objected to the proposal.

Subsequent approvals in 2020 and 2021 included a second storey with the ground floor largely reflecting the 2018 approval and had flat roofs. The 2020 application did not receive any submissions during community consultation and the 2021 application was not advertised. The 2021 application was not advertised because it was generally consistent with the previously approval.

The following key planning elements did not meet the deemed-to-comply standards in the 2020 and 2021 approvals:

- Primary Street Setback (including setbacks to the porch, upper floor walls and upper floor balcony);
- Lot Boundary Setback (including boundary walls);
- Building Height; and
- Open Space.

The current application proposes greater street setbacks than what has previously been approved. The current application is also compliant with the deemed-to-comply standard for building height with a gable roof form, as well as deemed-to-comply standards relating to open space.

Adjoining Property – No. 31 Gill Street

No. 31 Gill Street was the other lot created through the 2016 subdivision approval.

A development application was lodged in October 2021 for a two storey single house at No. 31 Gill Street, adjoining the subject site to the north.

The application as approved in May 2022. The following key planning elements did not meet the deemed-to-comply standards in the approval:

- Primary Street Setback (including setbacks to the garage, porch and upper floor balcony);
- Lot Boundary Setback (including boundary walls);
- Building Height;
- Open Space; and
- Overshadowing.

An amended development application was lodged in May 2023 seeking approval for an increase to the height of a boundary wall and to incorporate a moat around the swimming pool. This amended application was approved in June 2023.

Processing Timeframes of Applications

Queries have been raised in respect to processing timeframes of these previous approvals.

Processing timeframes for development applications by the City are reflective of staff resourcing as well as development assessment practices.

Compared to the average processing timeframe for all development applications processed in the 2019/20FY, the average processing days for development applications determined in 2021/22 and 2022/23FY's have grown.

The main reason for this is staff turnover. At the start of the COVID pandemic there was very low staff turnover and so applications were being assessed more efficiently and without the need to train up and reallocate applications to new staff. In 2021 and 2022 staff turnover increased significantly across the development industry. The City has lost experienced staff and had to train up and reallocate applications to new staff. This resulted in inefficiencies with processing applications. Processing timeframes for applications have started to reduce with greater staffing stability.

The City has also been seeking to improve its development assessment practices since 2021 to better inform its decision making. This has included introducing Design Review Panel review of single houses, as well as undertaking additional rounds of community consultation if amendments are made to plans after the application has been lodged as per the City's more recently adopted Community and Stakeholder Engagement Policy. These improved practices have had an implication on processing timeframes for applications.

Deferred Proposal

At its Ordinary Meeting on 20 June 2023, Council resolved to defer its consideration of the development application for a two storey single house at the subject site for the following reason:

'To allow the applicant to consider a greater graduation of the development as it transitions to the south. This is both distance from the street horizontally across the development as well as greater articulation of the development in setbacks between the ground floor and upper floor.'

State Administrative Tribunal Appeal & Process

The SAT is an independent body that can review decisions made in relation to applications for development approval. If an applicant would like a review of a decision made by the City on a development application, they can apply to the SAT to appeal.

On 7 August 2023 following Council's deferral of the application, the landowner lodged an appeal to the SAT as a 'deemed refusal'. This is given the statutory timeframe of 90 days in which the application is to be determined under the *Planning and Development (Local Planning Schemes) Regulations 2015* had been exceeded.

Following appeal, the applicant and the City agreed to proceed to a mediation session. The purpose of mediation is to resolve a dispute by settlement between the parties, designed to help the parties find constructive solutions to their problems.

A mediation session was held on 29 August 2023 with the City's Officers and two Councillors in attendance. At the conclusion of the mediation, the SAT issued orders inviting the City to reconsider its decision by 1 December 2023 pursuant to Section 31 of the *State Administrative Tribunal Act 2004*. The City was invited to reconsider its decision, as the applicant agreed to make amendments to the proposed plans in efforts to address Council's reasons for deferral.

The changes made to the proposal following mediation are summarised as follows:

- Setback of the ground floor Alfresco to the southern lot boundary increased from 1.5 metres to 2.8 metres.
- Alfresco roof form change from a pitched roof to a flat roof. The former pitched roof had a maximum height of 4.2 metres. The proposed flat roof has a height of 3.1 metres.
- Ground floor setbacks from Auckland Street as follows:
    - Setback of the Garage to Auckland Street increased from 3.44 metres to 3.48 metres.
    - Setback of Staircase to Auckland Street decreased from 4.36 metres to 4.34 metres.
    - Setback of Living Room to Auckland Street increased from 2.92 metres to 2.97 metres.
    - Setback of Dining Room to Auckland Street increased from 2.92 metres to 3.0 metres.
    - Setback of the Alfresco to Auckland Street increased from 3.0 metres to 3.85 metres.
- Upper floor setbacks as follows:
    - Setback of the upper floor Bed 3 behind the ground floor predominant building line increased from 1.34 metres to 1.66 metres.
    - Setback of the upper floor Staircase behind the ground floor predominant building line decreased from 1.44 metres to 1.37 metres.
    - Setback of the upper floor Sitting Room behind the ground floor predominant building line increased from 0.67 metres to 1.12 metres.
    - Setback of the upper floor Bed 1 behind the ground floor predominant building line increased from 1.29 metres to 1.49 metres.
    - Setback of the upper floor Balcony behind the ground floor predominant building line increased from 0.58 metres to 1.0 metre.
- Garage width reduced from 6.7 metres to 6.4 metres.
- Setback of the ground floor boundary wall of the Garage increased from nil to 0.5 metres to the northern lot boundary.

The amended plans for Council's reconsideration are included in **Attachment 2** and the applicant's supporting information contained in **Attachment 3**.

Section 31 of the *State Administrative Tribunal Act 2004* sets out that the SAT can invite the decision-maker to reconsider its decision. In reconsidering its decision Council may do one of the following:

- Refuse the development application; or
- Set aside the deferral that was taken as a 'deemed refusal' and substitute a new decision by approving the development application subject to conditions.

If Council resolves to set aside the 'deemed refusal' decision and approve the proposed development, then it is available to the applicant to withdraw the SAT application in the instance they are satisfied with the conditions imposed on the approval. The applicant would also have the option to continue pursuing the matter through SAT if they were not satisfied with any of the conditions imposed.

If Council resolves to refuse the proposed development, a directions hearing is scheduled for 8 December 2023 whereby the SAT could make orders for the matter to be listed for a final hearing to occur in 2024. A final hearing involves the SAT determining the application in the absence of the applicant and the City being able to mediate an outcome.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the amended proposal following SAT mediation against the provisions of the City's Policy No. 7.1.1 – Built Form and State Planning Policy 7.3 – Residential Design Codes Volume 1 (R Codes). The table also includes the assessment of the proposal that was previously deferred by Council.

In each instance where the amended proposal requires the discretion of Council, the relevant planning element is further detailed in the Detailed Assessment section following from this table.

Planning Element	Deemed-to-Comply	Requires the Discretion of Council	
		Deferred Proposal	Amended Proposal
Street Setback		✓	✓
Front Fence	✓		
Building Setbacks/Boundary Wall		✓	✓
Building Height/Storeys	✓		
Open Space	✓		
Outdoor Living Areas		✓	✓
Landscaping (R Codes)		✓	✓
Visual Privacy	✓		
Vehicle Parking & Access	✓		
Solar Access	✓		
Site Works/Retaining Walls	✓		
External Fixtures	✓		
Surveillance	✓		

Detailed Assessment

The R Codes and Built Form Policy have two pathways for assessing and determining a development application, being a deemed-to-comply pathway or a design principles and local housing objectives pathway.

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

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.

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 the element meets the applicable 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	**Deferred Proposal**	**Amended Proposal**
Built Form Policy Clause 5.1 Dwelling Primary Street Setback: 7.7 metres Unenclosed Porch/Veranda Primary Street Setback: 3.85 metres Walls on upper floors to be setback 2.0 metres behind the ground floor building line. Balconies to be setback 1.0 metre behind the ground floor building line.	Living and Dining Rooms Setback: 2.9 metres Porch Setback: 2.6 metres Alfresco Setback: 3.0 metres Upper Floor Sitting Room is setback 0.66 metres behind the ground floor building line. Balcony is setback 0.6 metres behind the ground floor building line.	Living Room Setback: 2.95 metres Dining Room Setback: 3.0 metres Porch Setback: No change. Alfresco Setback: 3.85 metres. This meets the deemed-to-comply standard. Upper Floor Sitting Room is setback 1.12 metres behind the ground floor building line. Balcony is setback 1.01 metres behind the ground floor building line. This meets the deemed-to-comply standard.
Lot Boundary Setback		
Deemed-to-Comply Standard	**Deferred Proposal**	**Amended Proposal**
R Codes Volume 1 Clause 5.1.3 <u>Northern Lot Boundary Setback:</u> Ground Floor Bed/Study: 1.5 metres <u>Northern Boundary Wall:</u> Boundary walls are not to be located within the front setback area (7.7 metres).	<u>Northern Lot Boundary Setback:</u> Ground Floor Bed/Study: 1.2 metres <u>Northern Boundary Wall:</u> Garage/Store boundary wall is located within the front setback area.	<u>Northern Lot Boundary Setback:</u> No change. <u>Northern Boundary Wall:</u> No change.
Outdoor Living Areas		
Deemed-to-Comply Standard	**Deferred Proposal**	**Amended Proposal**
R Codes Volume 1 Clause 5.3.1 Outdoor living area to be behind the street setback area (7.7 metres).	A portion of outdoor living area is located within the street setback area.	No change.
Landscaping		
Deemed-to-Comply Standard	**Deferred Proposal**	**Amended Proposal**
R Codes Volume 1 Clause 5.3.2 No more than 50% of street setback area to consist of impervious surfaces.	The street setback area consists of 81.1% as impervious surfaces.	The street setback area consists of 75.8% as impervious surfaces.

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

CONSULTATION/ADVERTISING:

The application has been advertised three times during its course of assessment.

Application as Originally Submitted

The plans in the application as originally submitted underwent 14 days community consultation between 25 January 2023 and 8 February 2023 in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The method of consultation for this first round of consultation included a notice on the City's website and seven letters being sent to owners and occupiers of adjoining and adjacent properties, in accordance with the City's Community and Stakeholder Engagement Policy.

At the conclusion of the first consultation period, the City received nine submissions, all of which objected to the proposal.

Following this initial community consultation period, amended plans dated 24 April 2023 and additional information were submitted by the applicant in response to the community submissions and the City's comments.

The amended plans were advertised for a period of seven days between 3 May 2023 and 10 May 2023, with letters sent to previous submitters and a notice displayed on the City's website in accordance with the Community and Stakeholder Engagement Policy.

At the conclusion of this second community consultation period, the City received five submissions, all of which objected to the proposal.

The application was subsequently considered by Council and deferred.

Amended Plans following SAT Mediation

Following Council's deferral of the application and the subsequent SAT mediation, amended plans and supporting information were submitted to the City.

These amended plans proposed no new or greater departures to the deemed-to-comply standards of the Built Form Policy and R Codes than the previous plans. This means that no greater discretion is being sought as part of the amended proposal.

The standards of the Community and Stakeholder Engagement Policy does not prescribe that an application is to be readvertised where there are no new or greater departures to the deemed-to-comply standards.

Given the community interest in the application and the principles of the Community and Stakeholder Engagement Policy, the City advertised the amended plans and accompanying information for a period of seven days between 2 October 2023 and 8 October 2023.

This included letters being sent to previous submitters and a notice displayed on the City's website in accordance with the Community and Stakeholder Engagement Policy. This is consistent with the City's approach to advertising of amended plans received during assessment of the application in May 2023.

At the conclusion of the consultation period, the City received five submissions, all of which objected to the proposal. One of the submissions received was prepared by a law firm on behalf of two of the neighbouring properties.

Key matters raised during the consultation period are summarised as follows:

- The revised proposal includes minimal changes and do not address the reasons for deferral.
- The development would set a negative precedent.
- The ground and upper floor setbacks would not protect the Auckland Street streetscape or amenity of adjoining dwellings and neighbours.
- Visual privacy and overshadowing concerns.
- Questions regarding proposed extent of boundary fencing and pool fence compliance.

- Concerns with the development's consistency with the City's planning scheme aims and neighbourhood character.
- Opposition to the inaccuracies within the applicant's justification report.

Administration's responses to the summary of submissions received during all three consultation periods are provided in **Attachment 6**. The applicant's response to the summary of submissions is provided as **Attachment 7**.

Design Review Panel (DRP):

Referred to DRP: Yes

The proposal was referred to a member of the City's DRP Chairperson on three occasions prior to the SAT appeal. The DRP Section of Administration's previous report on the application that was considered by Council at its 20 June 2023 Ordinary Meeting outlines the development's progress through the design review process.

The DRP Chair had not provided comments on the final set of plans that were presented to Council at its Ordinary Meeting on 20 June 2023. In its report to Council, Administration had included responses to the remaining principles of good design that did not receive support from the DRP Chair.

Following mediation, the amended plans dated 6 October 2023 were referred to the City's DRP Chair for review. This means that the DRP Chair's comments reflect changes made as part of the amended plans following SAT mediation, as well as the final set of plans that Council had previously considered and deferred.

The DRP Member provided the following comments in respect to the positive aspects of the proposal as considered against the 10 Principles of Good Design:

- Context and Character: The addition of a streetscape elevation, the use of brick at ground level (rather than at upper level) and a materials schedule is positive.
- Landscape Quality: The additional soft landscaping and planting that has been added is supported.
- Sustainability: The solar panels and additional landscaping that have been included are positive.
- Aesthetics: The combination of the addition of the streetscape elevation, 3D render and use of brick at lower level rather than at upper level are positive.

In relation to the principles of good design that have not been fully supported, the DRP Chair provided the following comments for further consideration:

- Built Form and Scale: It is acknowledged that the site is an awkward irregular shape however the proposal is seeking a number of significant planning framework variations including primary street setback, porch setback, upper floor setback alignment, boundary walls in the front setback and the side setback.
- Amenity:
    - Bedrooms that rely solely on high level or frosted windows (in lieu of a major opening) is not something that the DRP supports as it limits the amount of natural light and outlook provided to these rooms.
    - Bedrooms smaller than 3 metres in dimension is not something that the DRP typically supports.
    - All living areas and bedrooms have very limited north light access predominantly facing south and/or west.

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

Design Review Progress	
	Supported
	Pending further attention
	Not supported
	No comment provided / Insufficient information

	DRP Chairperson			
	Referral 1 – Plans dated 25 November 2022	*Referral 2 – Plans dated 29 March 2023*	*Referral 3 – Plans dated 24 April 2023*	*Referral 4 – Plans dated 6 October 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 and Administration's response to these.

Principle 3 – Built Form and Scale	
DRP Chairperson Comments	**Administration Response**
• It is acknowledged that the site is an awkward irregular shape however the proposal is seeking a number of significant planning framework variations including primary street setback, porch setback, upper floor setback alignment, boundary walls in the front setback and the side setback.	• The application is seeking a design principles and local housing objectives assessment for various planning elements as required under the R Codes and Built Form Policy. The acceptability of these aspects of the application as considered against the applicable design principles and local housing objectives is referred to in the Comments section below and detailed in the previous officer report to Council. • The proposed single house has been designed to respond to the primary street setbacks of the adjoining properties. This is detailed in the Comments section. The proposed rear setbacks comply with the deemed-to-comply standards of the R Codes. • The proposed development meets the deemed-to-comply standards for building height and open space of the R Codes and Built Form Policy. These controls inform the building envelope of the site. Street setback also inform the developable area of the site and this is considered further in the Comments section and in considering the site characteristics.

Principle 6 – Amenity	
DRP Chairperson Comments	**Administration Response**
• Bedrooms that rely solely on high level or frosted windows (in lieu of a major opening) is not something that the DRP supports as it limits the amount of natural light and outlook provided to these rooms. • Bedrooms smaller than 3m in dimension is not something that the DRP typically supports. • All living areas and bedrooms have very limited north light access predominantly facing south and/or west.	• The R Codes and Built Form Policy do not include a deemed-to-comply standard for minimum bedroom dimension and does not restrict the provision of high level windows to bedrooms. • The DRP Chair comments relate to Bedroom 4 having a minimum width of 2.92m. All other bedrooms have a minimum dimension of at least 3m. • Bedroom 4 area has increased from 10.27m^2 to 11.56m^2 with a minimum dimension of 2.92m and would be functional and capable of use. • DRP Chair comments relate to Bedroom 4 having a hi-light window with no major openings. All other bedrooms include a major opening. • The high level window to Bedroom 4 is to the eastern wall and provides access to morning sun all year round and is operable to enable ventilation. It would not result in overlooking to the eastern adjoining property.

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *State Administrative Tribunal Act 2004*;
- *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; and
- Policy No. 7.1.1 – Built Form Policy.

Planning and Development Act 2005

In accordance with Schedule 2, Clause 76(2) of the *Planning and Development (Local Planning Scheme) Regulations 2015*, and Part 14 of the *Planning and Development Act 2005*, the applicant has applied to the SAT for a review of Council's decision to defer the development application at its 20 June 2023 meeting.

State Administrative Tribunal Act 2004

The SAT may invite the decision-maker to reconsider its decision during SAT appeal proceedings. Section 31 of the SAT Act sets out that upon being invited by the SAT to reconsider its decision, the decision-maker may:

(a) affirm the decision; or
(b) vary the decision; or
(c) set aside the decision and substitute its new decision.

Planning and Development (Local Planning Schemes) Regulations 2015

In accordance with Clause 67(2) 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.

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, history of the site, the City's local planning scheme, State and local planning policies, submissions received on the application and advice from the DRP.

An assessment of the proposal as considered against these matters that are to be given due regard in the determination of the application is included in **Attachment 8**.

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.*

An assessment of the proposal as considered against these objectives of the Residential zone is included in **Attachment 8**.

Auckland Street Character Retention Area

The City has received a nomination for Auckland Street to be a Character Retention Area. Administration is currently progressing consideration of the Character Retention nomination. This is not a due regard matter for consideration of the current application, as the Character Retention Area nomination is not yet seriously entertained. This is because it has not been endorsed by Council for advertising and is neither certain nor imminent. It is anticipated that this will be presented to Council within the coming months for consideration to advertise.

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 to Administration to determine applications does not extend to requests from the SAT for a reconsideration of a Council decision under Section 31 of the SAT Act.

The application also received more than five objections during a previous community consultation period.

RISK MANAGEMENT IMPLICATIONS:

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

STRATEGIC IMPLICATIONS:

This is in keeping with the City's Strategic Community Plan 2022-2032:

Innovative and Accountable

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

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:

Should this application proceed to a full SAT hearing, the City may incur a cost related to the engagement of a consultant which would be met through the existing Operational Budget.

COMMENTS:

Summary Assessment

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

- Changes have been made to the proposal by the applicant following SAT mediation in response to Council's reasons for deferral. Council's reasons for deferral relate to considering 1. greater graduation as it transitions to the south, 2. distance from the street horizontally, and 3. greater articulation of the development in setbacks between the ground floor and upper floor.
- The following changes to the amended plans have been made in response to considering greater graduation at it transitions to the south:
    - Setback of the ground floor Alfresco to the southern lot boundary increased from 1.5 metres to 2.8 metres.
    - Alfresco roof form change from a pitched roof to a flat roof. This has reduced the height from the former pitched roof of a maximum height of 4.2 metres to the proposed flat roof with a height of 3.1 metres.
    - Setback of the Alfresco to Auckland Street increased from 3.0 metres to 3.85 metres.
- The following changes to the amended plans have been made in response to considering distance from the street horizontally, with ground floor setbacks from Auckland Street as follows:
    - Setback of Living Room to Auckland Street increased from 2.92 metres to 2.97 metres.
    - Setback of Dining Room to Auckland Street increased from 2.92 metres to 3.0 metres.
    - Setback of the Alfresco to Auckland Street increased from 3.0 metres to 3.85 metres.
    - Setback of the Garage to Auckland Street increased from 3.44 metres to 3.48 metres.
    - Garage width reduced from 6.7 metres to 6.4 metres.
    - Setback of the ground floor boundary wall of the Garage increased from nil to 0.5 metres to the northern lot boundary.

  Aside from the increase to the Alfresco street setback, these other ground floor setback changes are relatively minor.
- The following changes to the amended plans have been made in response to considering greater articulation of the development in setbacks between the ground floor and upper floor, with upper floor setbacks as follows:
    - Setback of the upper floor Bed 3 behind the ground floor predominant building line increased from 1.34 metres to 1.66 metres.
    - Setback of the upper floor Staircase behind the ground floor predominant building line decreased from 1.44 metres to 1.37 metres.
    - Setback of the upper floor Sitting Room behind the ground floor predominant building line increased from 0.67 metres to 1.12 metres.
    - Setback of the upper floor Balcony behind the ground floor predominant building line increased from 0.58 metres to 1.0 metre.
    - Setback of the upper floor Bed 1 behind the ground floor predominant building line increased from 1.29 metres to 1.49 metres.

- These changes made to the proposal would have the effect of improving the development outcome.
- The amended proposal would not substantially change the overall development. The site planning and building form remains similar to the previously deferred plans, with the exception of the roof form of the alfresco area changing from a pitched roof to a flat roof.
- Discretion is being sought in respect to the same planning elements in the R Codes and Built Form Policy, with the exception of the upper floor setback of the balcony relative to the ground floor building line that now meets the deemed-to-comply standard.
- Council is to consider the appropriateness and acceptability of the overall amended development proposal. This is informed by the extent to which Council is satisfied changes made to the proposal by the applicant has addressed Council's previous reasons for deferral of the application. This also needs to be balanced with the other aspects of the development proposal that did not form part of Council's reasons for deferral.
- Administration recommended approval of the previously deferred proposal. In considering the changes made that would improve the development outcome, Administration maintains its recommendation to approve the application. The following key comments are a summary of Administration's reasons for the application to be approved:
    - The site planning and aspects of the proposal where discretion is being sought are primarily the result of the irregular lot shape and site characteristics.
    - Changes have been made to the alfresco area to increase the sense of openness and reduce building bulk as the dwelling transitions to the south. This has been achieved through increased setbacks and a revised roof form.
    - The design response of the proposed development has been guided by adjoining properties to the north and south along Auckland Street. This has informed street setbacks to the ground floor and the siting of two storey and single storey building height on the property. This is to moderate the impact of the proposed development on the streetscape and these adjoining properties. The horizontal stepping back of the dwelling also improves the streetscape transition.
    - The dwelling meets visual privacy (overlooking) deemed-to-comply standards. The outdoor living area would not unduly impact the amenity of the adjoining southern property given it is immediately adjacent to a driveway and car parking area that is visible from Auckland Street.
    - The proposal complies with solar access (overshadowing) deemed-to-comply standards to the southern adjoining property.
    - The proposed dwelling meets the building height deemed-to-comply standards.
    - Garage setback meets the deemed-to-comply standards, with a reduced width to further assist in ameliorating the building bulk impacts associated with garage doors as it presents to Auckland Street.
    - The upper floor setback and balcony setback have been increased to assist with reducing building bulk. The balcony setback behind the predominant building line complies with the deemed-to-comply standard.
    - Articulation, design treatments and varied setbacks break up the building mass, better differentiating between the ground and upper floors and reducing solid blank walls which reduces the impacts of building bulk.

<u>Amended Plans Considered Against Council's Reasons for Deferral</u>

Council's reasons for deferral are as follows:

'To allow the applicant to consider a greater graduation of the development as it transitions to the south. This is both distance from the street horizontally across the development as well as greater articulation of the development in setbacks between the ground floor and upper floor.'

Council's reasons for deferral have been summarised into three key areas. The assessment below relates to the amended plans submitted by the applicant following SAT mediation. and how they address Council's reasons for deferral. In this assessment, Council's deferral reasons have been summarised into three key components, as well as the inclusion of the applicant's justification and the concerns raised during community consultation.

1. Further consideration to the graduation of the development as it transitions to the south

The applicant has made the following changes to the amended plans that relate to the proposed development's relationship with the southern adjoining property:

- Setback of the ground floor Alfresco to the southern lot boundary increased from 1.5 metres to 2.8 metres.
- Setback of the Alfresco to Auckland Street increased from 3.0 metres to 3.85 metres.
- Alfresco roof form change from a pitched roof to a flat roof. This has reduced the height from the former pitched roof of a maximum height of 4.2 metres to the proposed flat roof with a height of 3.1 metres.

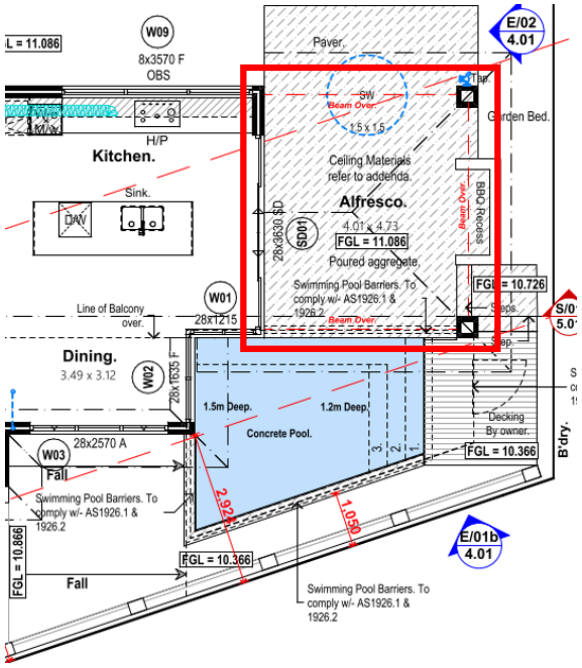


Figure 1 – Deferred Proposal

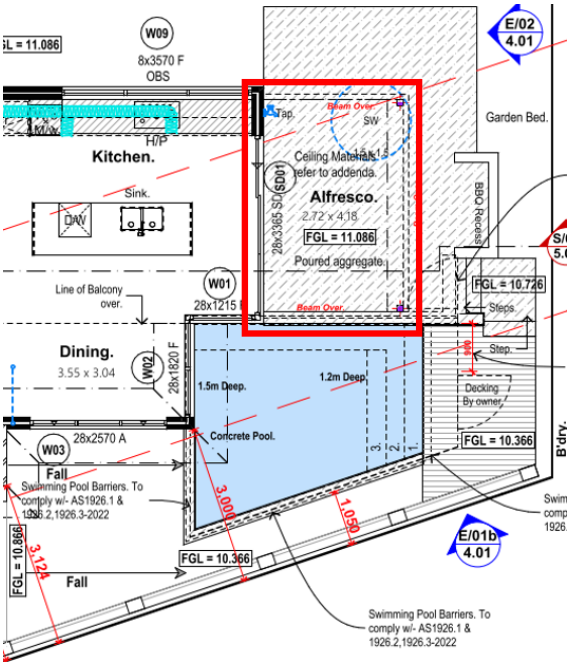


Figure 2 – Amended Proposal

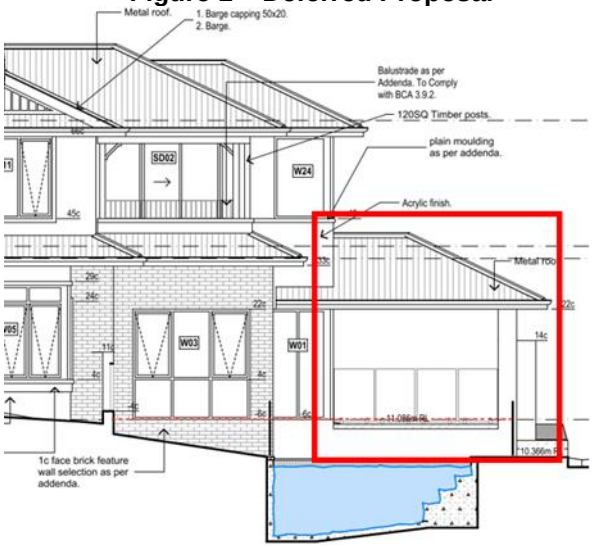


Figure 3 – Deferred Proposal

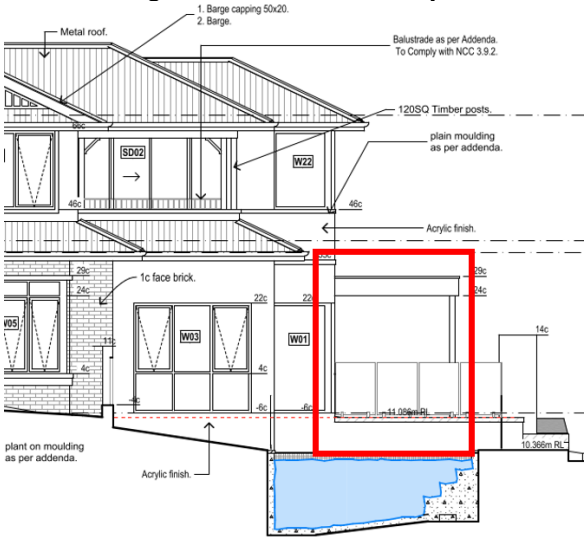


Figure 4 – Amended Proposal

Applicant Justification

The applicant's supporting information relates to these changes further reducing the perceived bulk of the dwelling. This would be from the perspective of the southern neighbours at No. 78 Auckland Street and from a two-dimensional streetscape perspective in the reduction of the dwelling's perceived width.

The applicant has noted that the adjoining property to the south has its vehicle access and garage near the common boundary with the subject site. These are considered non habitable spaces that are not used frequently nor for extended periods of time given they are visible from the street. The alfresco and outdoor living space does not have detrimental impact on the privacy of the adjoining property.

Community Consultation Concerns

Concerns raised during community consultation referred to the ground level of the southern side of the dwelling not being reduced enough. The proposed bulk and scale, and overshadowing and overlooking from the proposed dwelling would negatively impact the amenity of the southern adjoining dwelling.

Administration's Comments

- Response to Deferral Reason: The proposed increased setback of the alfresco from the southern adjoining property and from Auckland Street, as well as reducing the alfresco area and its height would improve graduation of the development as it transitions to the south. This would further reduce perceived impacts of building bulk and height to the southern adjoining property.
- Response to Community Consultation Comments: The proposal complies with the deemed-to-comply provisions of the R Codes in respect of building height, building setback to the southern lot boundary, solar access (overshadowing) and visual privacy (overlooking). This means that the proposed development would not detrimentally impact the amenity of the adjoining southern property. The increased setback of the alfresco and reducing its height has reduced overshadowing of the adjoining property by 1 square metre (0.13 percent).

The proposed transition to the southern adjoining property would continue to satisfy the design principles of the R Codes and local housing objectives of the Built Form Policy for the reasons outlined under the Street Setback section in the previous officer report to Council's Ordinary Meeting dated 30 June 2023 available here.

2. Further consideration to the distance from the street horizontally across the development.

The applicant has made the following changes to the amended plans that relate to the proposed development's ground floor primary street setback:

- Setback of Living Room to Auckland Street increased from 2.92 metres to 2.97 metres.
- Setback of Dining Room to Auckland Street increased from 2.92 metres to 3.0 metres.
- Setback of the Alfresco to Auckland Street increased from 3.0 metres to 3.85 metres.
- Setback of the Garage to Auckland Street increased from 3.44 metres to 3.48 metres and the Garage width reduced from 6.7 metres to 6.4 metres. The Garage has also been setback from nil to 0.5 metres from the northern side boundary.

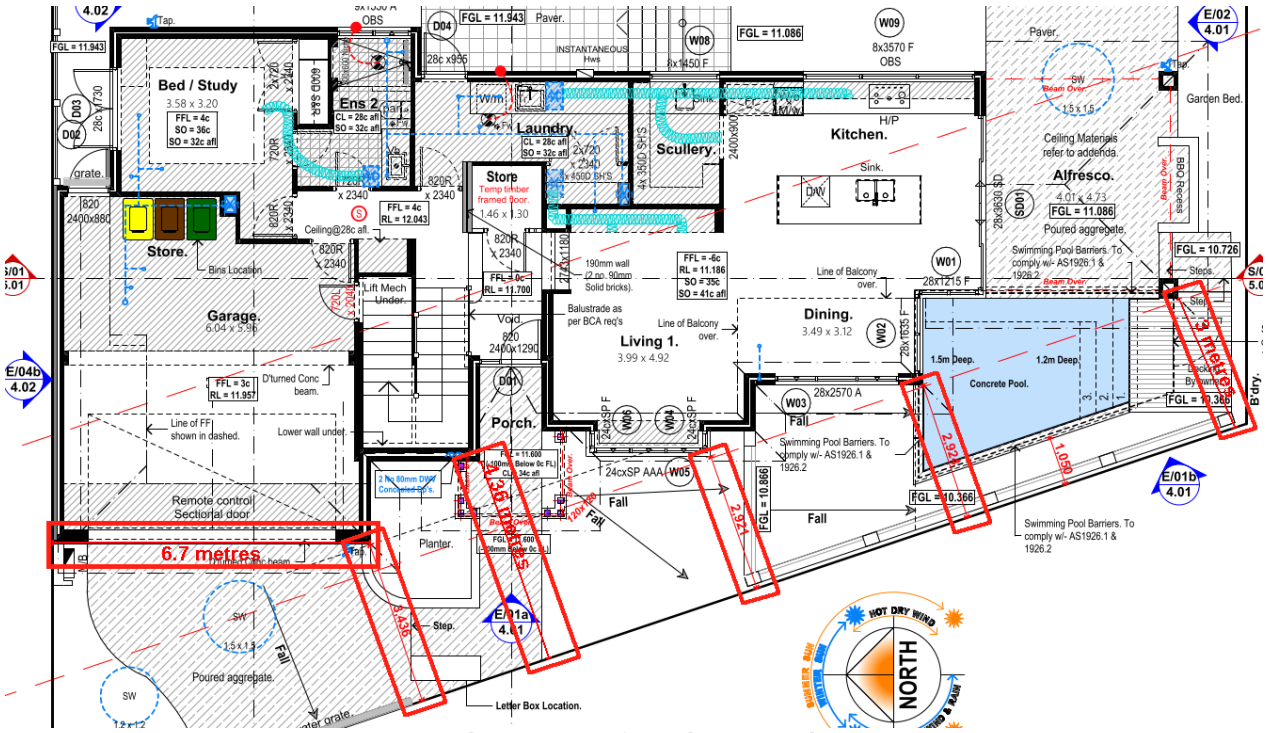


Figure 5 – Deferred Proposal

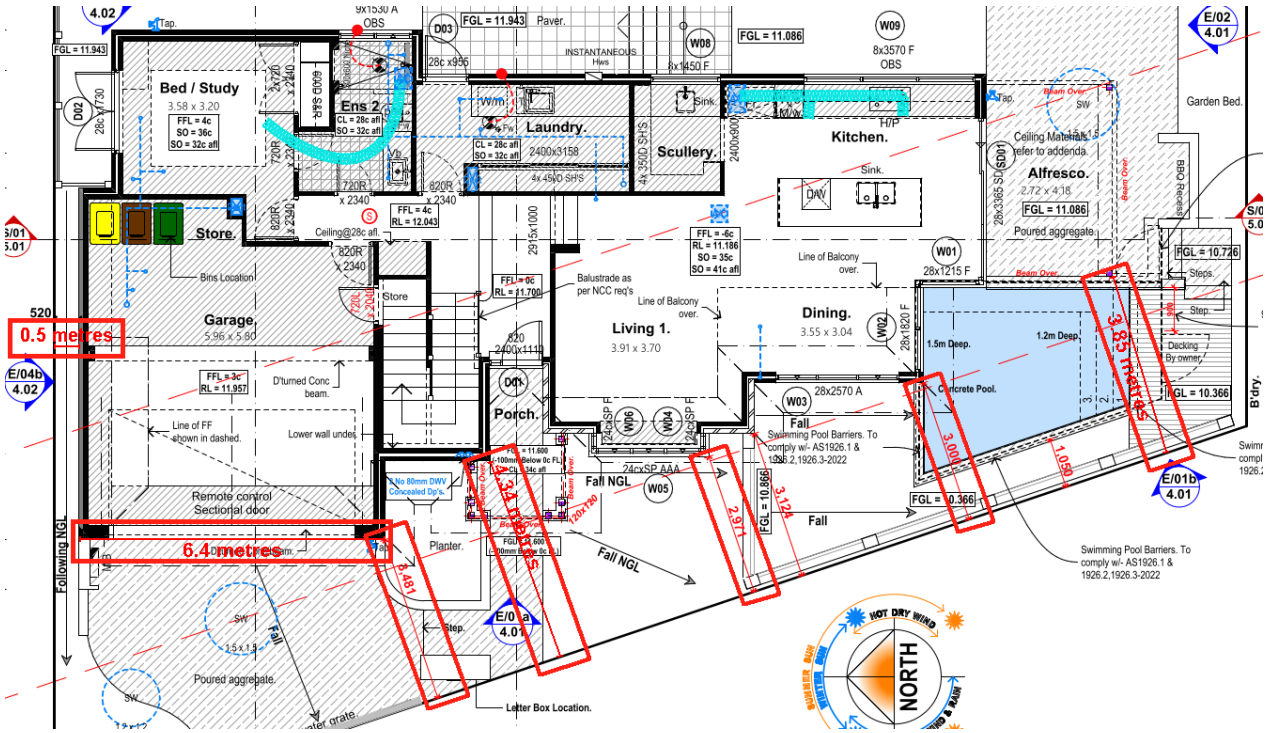


Figure 6 – Amended Proposal

Applicant Justification

The applicant's supporting information refers to the garage being modified to be setback 0.5 metres away from the northern side boundary. This creates separation from and reduces the perceived impact of bulk on the adjoining northern property at No. 31 Gill Street. It also allows for adequate space for bin storage.

The garage also does not protrude forward of the dwelling alignment and occupies approximately 26 percent of the lot width in lieu of the maximum permitted 50 percent deemed-to-comply standard under the Built Form Policy.

Community Consultation Concerns

Concerns raised during community consultation referred to the proposed ground floor setback not protecting the streetscape and amenity of Auckland Street. This is because the intensity and scale of the proposed development is contrary to the pattern of development in the broader locality. This would impact the character of the streetscape and associated built environment. Concerns referred also to the primary street setback not being maximised as the sewer easement at the rear of the property can be encroached up to 0.6 metres.

Administration's Comments

- Response to Deferral Reason: The applicant has increased the street setbacks of all ground floor rooms including the Garage, Living Room and Dining Room, and the appurtenant Alfresco structure. The extent of the increase to the setback to the ground floor rooms is minor and is not substantial. The increased setback to the Alfresco structure is more substantial.
- Response to Community Consultation Comments: The proposed dwelling has been designed so that it responds to the irregular lot shape and site characteristics. The diagram below shows the area of the site that could be developed for buildings in considering the deemed-to-comply street setback area and the sewerage easement located to the rear boundary of the site. This developable area is approximately 27 percent of the site. In considering this, the proposal seeks discretion to develop forward of the street setback line.

The proposed dwelling has been designed to respond to the primary street setbacks of the adjoining properties along Auckland Street. The proposed dwelling has been designed to not protrude forward of the dwelling that is being constructed at No. 31 Gill Street immediately to the north. This would read as being consistent with the streetscape pattern for that site. The northern adjoining property's approved garage street setback is 2.6 metres and dwelling street setback is 2.7 metres. The proposed development has a minimum garage street setback of 3.48 metres and minimum dwelling street setback of 2.97 metres.

- The proposed dwelling complies with the deemed-to-comply standards of the R Codes in relation to building setbacks to the eastern lot boundary (rear). It would be possible for the proposed dwelling to further encroach into the easement area along the rear of the property, so long as the building is no closer than 0.6 metres to the centreline of the sewer main. The applicant is not proposing this further encroachment as part of the proposed plans. The possibility to further encroach into the easement area to the rear of the property is not a relevant planning consideration in the assessment of the acceptability of proposed street setbacks. This is because it is the role of the City to assess the proposed development and not to second guess whether there is an alternative or better proposal for the site.

The proposed street setbacks would continue to satisfy the design principles of the R Codes and local housing objectives of the Built Form Policy for the reasons outlined under the Street Setback section in the previous officer report to Council's Ordinary Meeting dated 30 June 2023 available here.

3. Further consideration to providing greater articulation of the development in setbacks between the ground floor and upper floor

The applicant has made the following changes to the amended plans that relate to the proposed development's upper floor setbacks:

- Setback of the upper floor Bed 3 behind the ground floor predominant building line increased from 1.34 metres to 1.66 metres.
- Setback of the upper floor Staircase behind the ground floor predominant building line decreased from 1.44 metres to 1.37 metres.
- Setback of the upper floor Sitting Room behind the ground floor predominant building line increased from 0.67 metres to 1.12 metres.
- Setback of the upper floor Balcony behind the ground floor predominant building line increased from 0.58 metres to 1.0 metre.
- Setback of the upper floor Bed 1 behind the ground floor predominant building line increased from 1.29 metres to 1.49 metres.

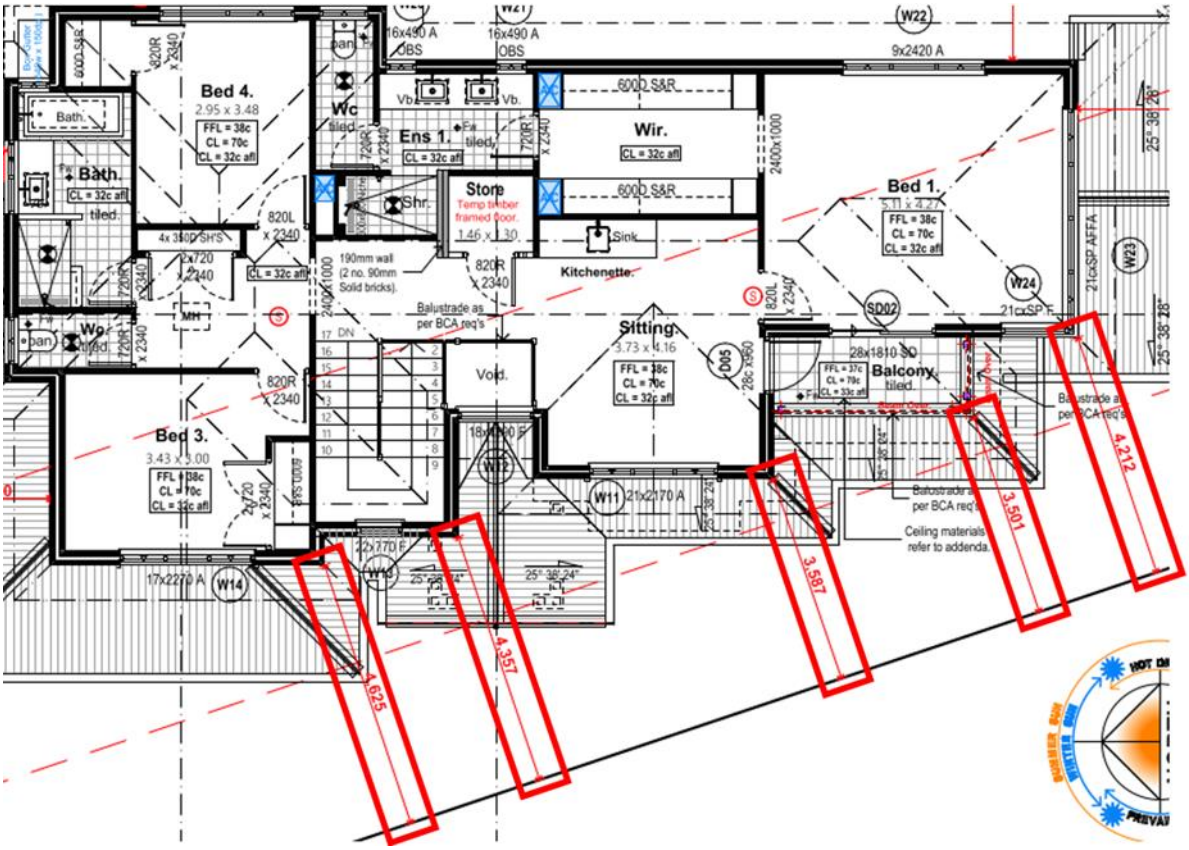


Figure 7 – Deferred Proposal

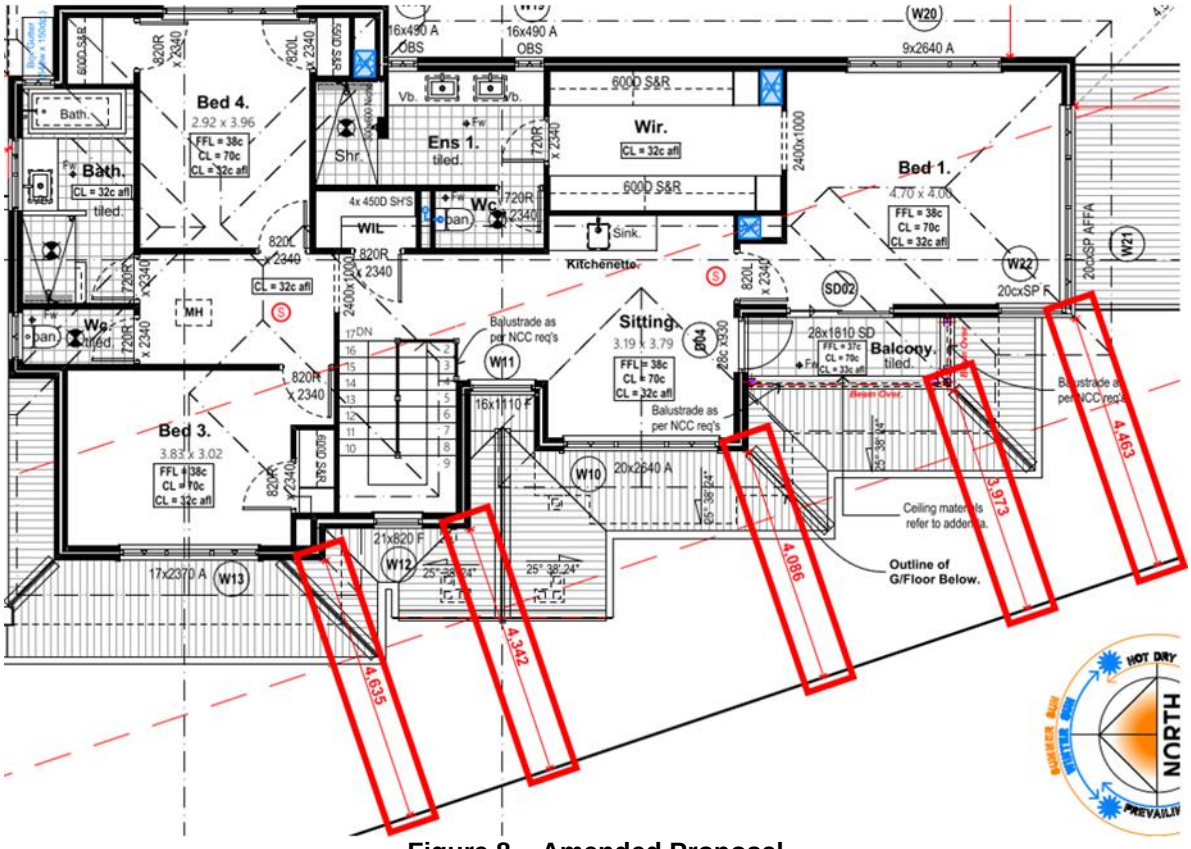


Figure 8 – Amended Proposal

Applicant Justification

The applicant's supporting information refers the increased setback providing greater articulation in setbacks between the ground and upper floors addressing the street. This clearly distinguishes the central portion of the upper floor and further minimises the visual bulk of the dwelling.

The setting back of Bedroom 1 provides minimal protrusion over the pool below whilst ensuring the bedroom is appropriately setback from the southern adjoining dwelling in terms of appropriate transition and deemed-to-comply lot boundary setbacks and visual privacy.

The additional setting back of the balcony shows a clear distinguishment between the ground and upper floors, as it is stepped back 2.1 metres from the southernmost point of the ground floor roof line.

Community Consultation Concerns

Concerns raised during community consultation referred to the proposed upper floor not being appropriately setback behind the ground floor as per the 2.0 metres deemed-to-comply standard. This would negatively impact the adjoining properties' amenity due to the excessive bulk and scale, worsened by the pitched roof, which will obstruct significant view corridors to Perth City skyline. Concerns also related to the upper floor setback departure being further exacerbated by the proposed departure to the ground floor setbacks.

Administration's Comments

- Response to Deferral Reason: The applicant has increased the upper floor setback of the sitting room to be 1.12 metres of rooms behind the ground floor predominant building line. This means that all upper floor rooms of the dwelling are a minimum 1.12 metres behind the ground floor predominant building line. The upper floor balcony setback has been increased to be 1.0 metre behind the ground floor predominant building line so that it meets the deemed-to-comply standard. These changes would further assist in delineating between the ground and upper floors. This would assist in reducing the building bulk impact to the street and provide greater visual relief.
- Response to Community Consultation Comments: The ground floor of the proposed development has been setback to ensure consistency with the ground floor setback of the northern adjoining dwelling and to step back as it transitions to the southern adjoining property.

  The upper floor of the proposed development has been further stepped back from the ground floor. Together with the use of differing design treatments, this would distinguish between the ground and upper floors and would assist in reducing the impacts of building bulk.

  The obstruction of significant views are a design principle under the R Codes relating to building height. This assessment against design principles is required only where a proposal does not comply with the building height deemed-to-comply standard. The proposal complies with the deemed-to-comply standards of the R Codes in respect to building height. This means that the consideration of the proposal in regards to views of significance is not applicable.

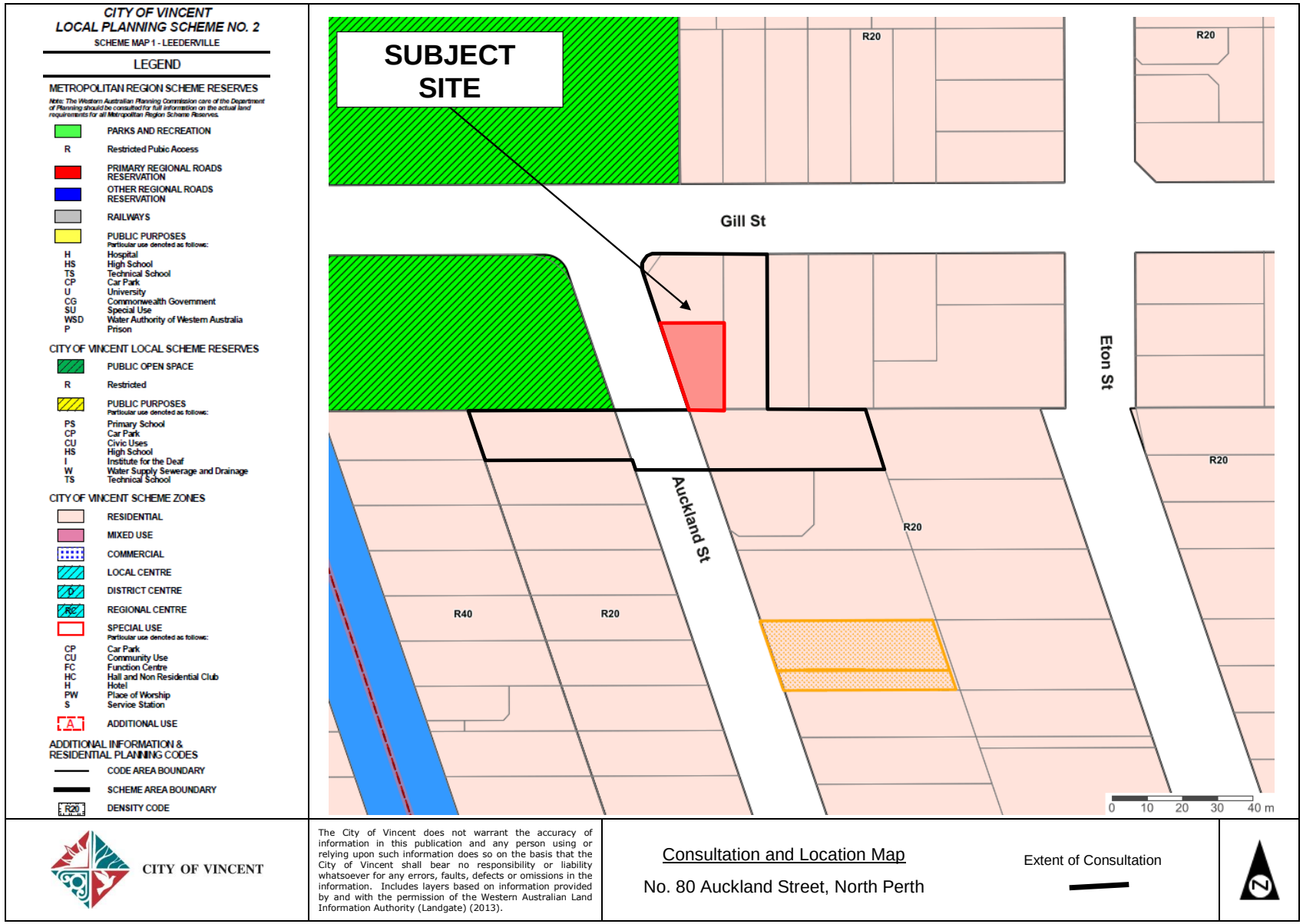
The proposed upper floor setbacks to the street would continue to satisfy the design principles of the R Codes and local housing objectives of the Built Form Policy for the reasons outlined under the Street Setback section in the previous officer report to Council's Ordinary Meeting dated 30 June 2023 available here.

Previous Officer Report Comments

The previous officer report that was considered at Council's Ordinary Meeting on 30 June 2023 includes Administration's comments on the assessment and acceptability of the following matters:

- Street Setback;
- Lot Boundary Setback/Boundary Wall;
- Outdoor Living Areas;
- Landscaping; and
- Environmentally Sustainable Design.

Administration's comments in respect to these planning elements remain applicable.


CITY OF VINCENT
LOCAL PLANNING SCHEME NO. 2
SCHEME MAP 1 - LEEDERVILLE
LEGEND
METROPOLITAN REGION SCHEME RESERVES
Note: The Western Australian Planning Commission care of the Department of Planning should be consulted for full information on the actual land requirements for all Metropolitan Region Scheme Reserves.
PARKS AND RECREATION
R Restricted Pubic Access
PRIMARY REGIONAL ROADS RESERVATION
OTHER REGIONAL ROADS RESERVATION
RAILWAYS
PUBLIC PURPOSES
Particular use denoted as follows:
H Hospital
HS High School
TS Technical School
CP Car Park
U University
CG Commonwealth Government
SU Special Use
WSD Water Authority of Western Australia
P Prison
CITY OF VINCENT LOCAL SCHEME RESERVES
PUBLIC OPEN SPACE
R Restricted
PUBLIC PURPOSES
Particular use denoted as follows:
PS Primary School
CP Car Park
CU Civic Uses
HS High School
I Institute for the Deaf
W Water Supply Sewerage and Drainage
TS Technical School
CITY OF VINCENT SCHEME ZONES
RESIDENTIAL
MIXED USE
COMMERCIAL
LOCAL CENTRE
DISTRICT CENTRE
REGIONAL CENTRE
SPECIAL USE
Particular use denoted as follows:
CP Car Park
CU Community Use
FC Function Centre
HC Hall and Non Residential Club
H Hotel
PW Place of Worship
S Service Station
A ADDITIONAL USE
ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES
CODE AREA BOUNDARY
SCHEME AREA BOUNDARY
R20 DENSITY CODE
SUBJECT SITE
R20
R20
Gill St
Eton St
Auckland St
R20
R20
R40
R20
0 10 20 30 40 m
CITY OF VINCENT
The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Includes layers based on information provided by and with the permission of the Western Australian Land Information Authority (Landgate) (2013).
Consultation and Location Map
No. 80 Auckland Street, North Perth
Extent of Consultation
N

CITY OF VINCENT

The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Includes layers based on information provided by and with the permission of the Western Australian Land Information Authority (Landgate) (2013).

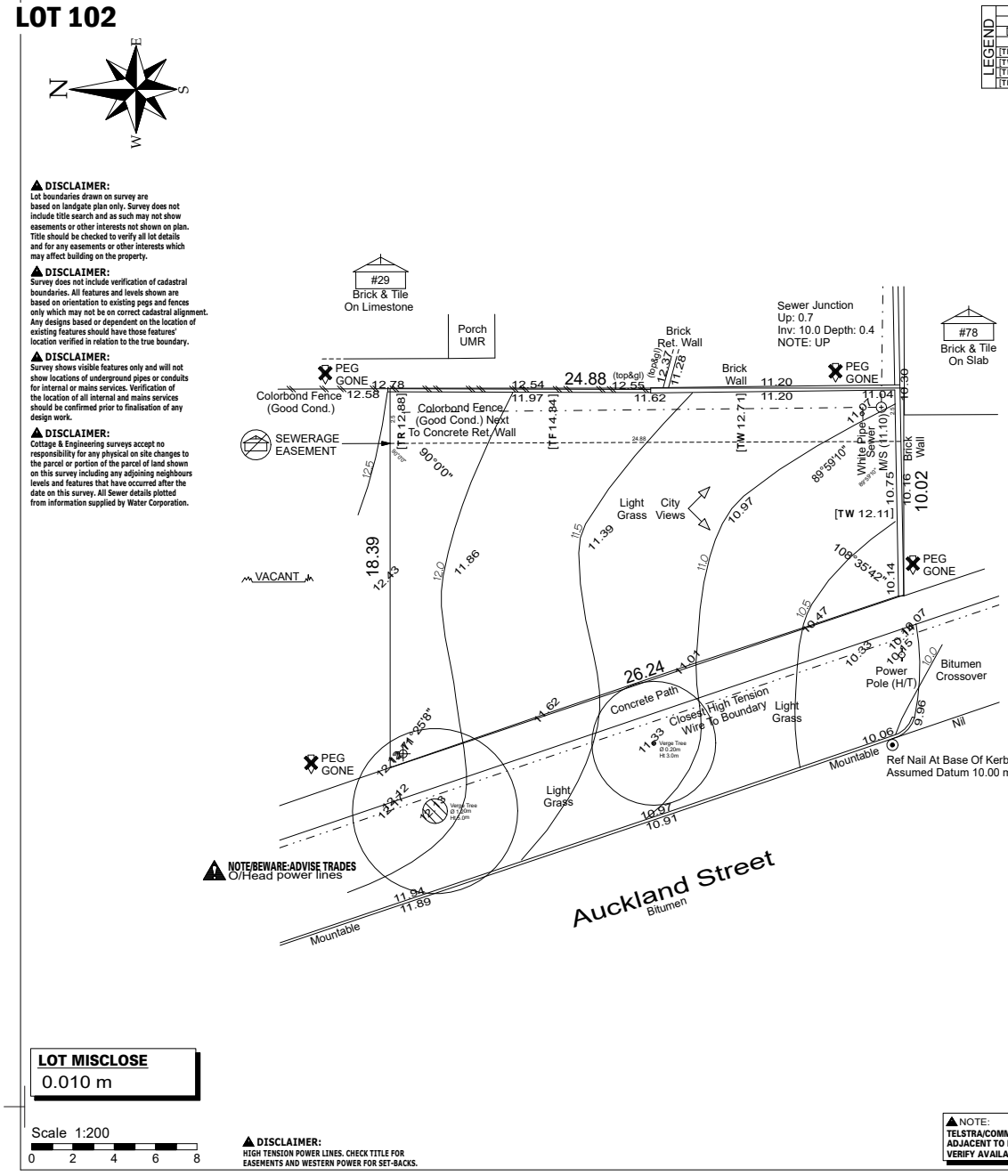
No. 80 Auckland Street, North Perth

This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

one - Drafting₩Drawings₩Jobs ArchiCad₩5109 Number 80 Pty Ltd v24₩01 Archicad PLN₩5109 Number 80 Pty Ltd v24.pln

Status: Planning application

LOT 102



LEGEND	
	Power Dome
	Power Pole
T C	Phone Pits
W	Water Conn.
[TP 10.00]	Top Pillar/Post
[TW 10.00]	Top Wall
[TR 10.00]	Top Retaining
[TF 10.00]	Top Fence

DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

LOT MISCLOSE
0.010 m

Scale 1:200
0 2 4 6 8

DISCLAIMER:
HIGH TENSION POWER LINES. CHECK TITLE FOR EASEMENTS AND WESTERN POWER FOR SET-BACKS.

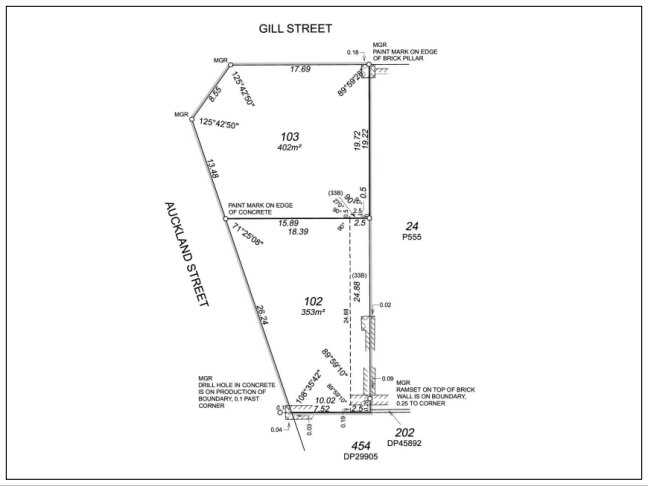
NOTE:
TELSTRA/COMMS. PIT NOT LOCATED ADJACENT TO LOT AT TIME OF SURVEY. VERIFY AVAILABILITY WITH TELSTRA.

Riverstone Custom Homes

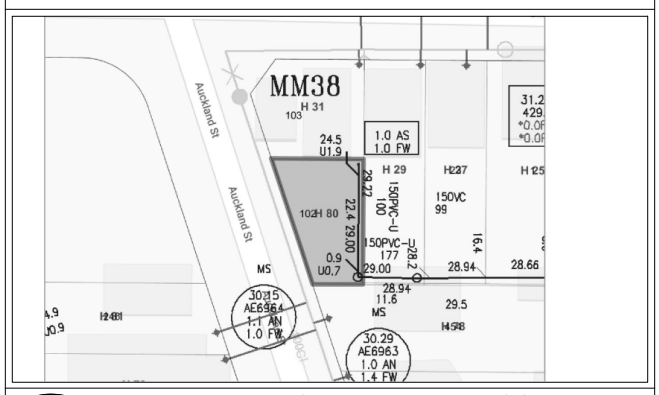
CONTOUR & FEATURE SURVEY

LOT Lot 102 (DP 413590)
ADDRESS #80 Auckland Street, North Perth
LGA CITY OF VINCENT

GPS Lat: -31.919436 Long: 115.845926
SSA No **AREA** 353m² **VOL.** 2963 **FOL.** 981



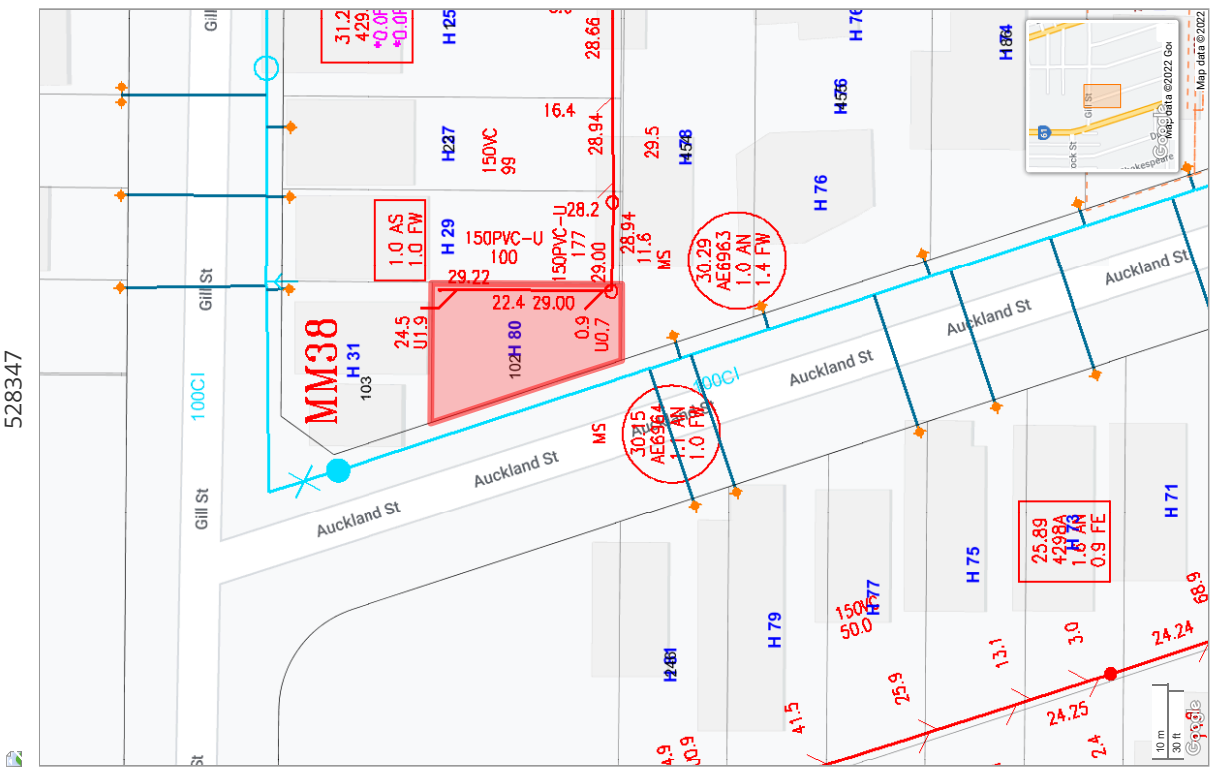
ELEC.	U/Ground / O/Head	**SEWER**	Yes	**ROADS**	Bitumen	**COASTAL**	No (Approx. Only - Confirm With Shire)
GAS	Check Alinta	**COMMS**	Not loc.	**PATH**	Concrete	**SOIL**	Sand
WATER	Yes	**DRAINAGE**	Good	**KERBS**	Non-Mount / Nil	**VEG.**	Light Grass Cover



87-89 Guthrie St Osborne Park WA 6017 | PO Box 1611 Osborne Park BC WA 6917 | P: (08) 9446 7361 E: perth@cottage.com.au W: www.cottage.com.au

COTTAGE SURVEYS LICENSED SURVEYORS

JOB: 528347 **DATE:** 24 Jun 22 **DRAWN:** J. Genovese



© Copyright 2005 Water Corporation
The Water Corporation has taken due care in the preparation of the data comprised on this map but accepts no responsibility for any inaccuracy of facility, cadastral or other information provided nor inappropriate use of this information. The user is reminded that under no circumstances can the information herewith displayed be copied, altered, modified or otherwise published in any form including the Internet without express permission of the Water Corporation. The Water Corporation should be advised of any intention to carry out any physical activities within proximity to facilities displayed on this map. If any inaccuracies are found with this information

Existing Site Plan Scale: 1:200

Amended Plan
CITY OF VINCENT RECEIVED 6 October 2023

RIVERSTONE

A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Barbas Residence
Lot 102 #80 Auckland Street, North Perth, WA 6006

Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. Daniel Zhao
Plot Date: 6/10/2023 at 9:13 AM

Amendments:
DA12 - revert feature brick wall on the GF instead of FF - DZ-04/10/23
DA11 - structural chanegs for Planning - 11/09/23
DA10 - Structural changes for planning - DZ-01/09/23
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06_Council Tweaks-S.McC-31/05/23
DA05-Garge setback increased-S.McC-23/05/23
DA04-WO9 changed to Minor opening-S.McC-22-05-
DA03 - FF Bath room Layout chaneged as per Council's requiremets - DZ-24/04/23
DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

Signatures:
Client:
Client:
Builder:

Site Plan - Existing

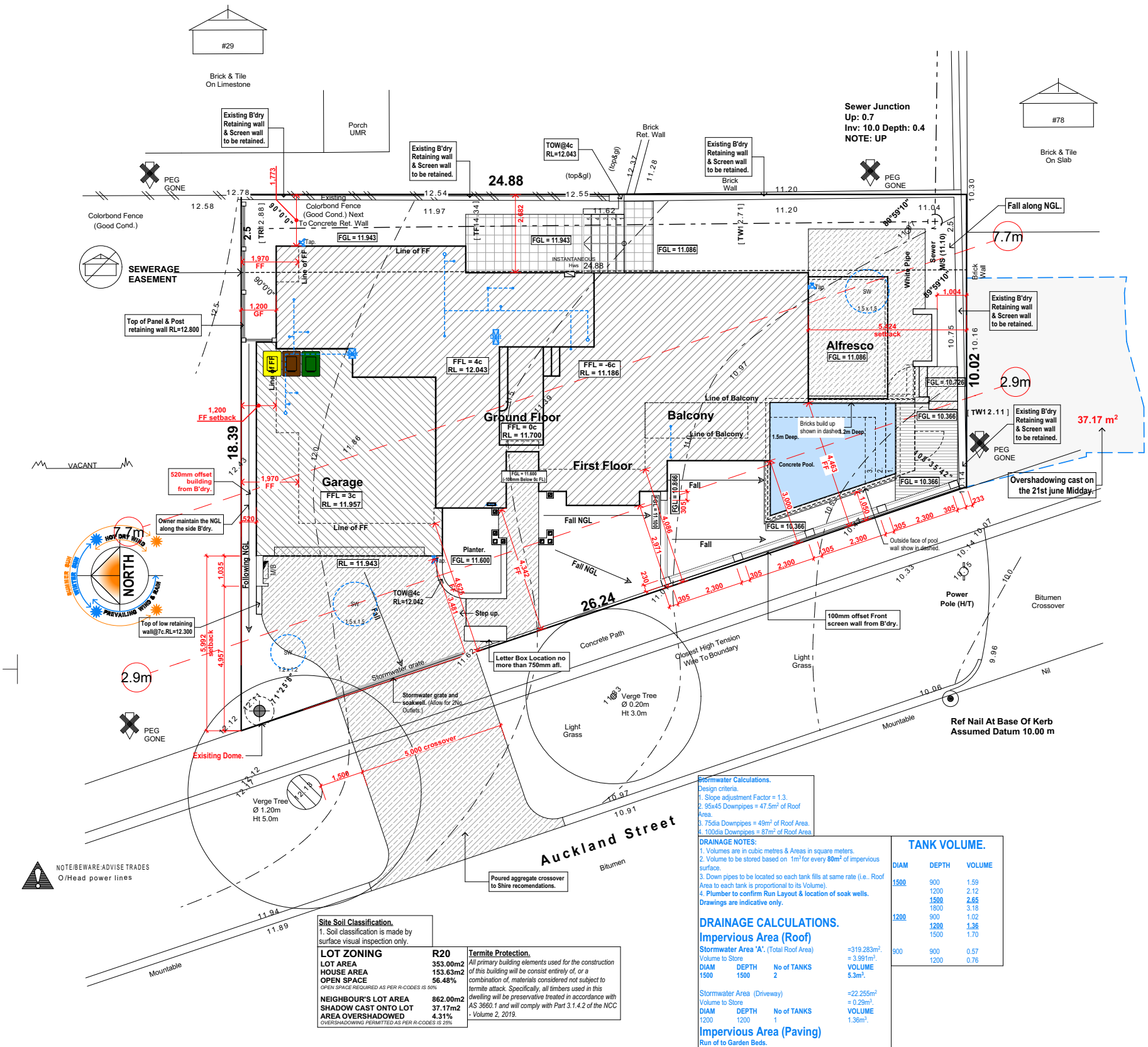
BAL Rating N/A.
Rev No. DA12
Job No. 5109
Dwn No. 2.01

This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

one - Drafting₩Drawings₩Jobs ArchiCad₩5109 Number 80 Pty Ltd v24₩01 Archicad PLN₩5109 Number 80 Pty Ltd v24.pln

Status: Planning application

Area Calculations			
	Name	Area	Perimeter
0 Ground Floor			
	Alfresco	11.4	13,800.2
	Garage	41.5	27,430.0
	Ground Floor	112.2	58,140.3
		165.1 m²	99,370.5 m
1 First Floor			
	Balcony	4.3	9,479.3
	First Floor	125.1	57,450.3
		129.4 m²	66,929.6 m
		294.5 m²	166,300.1 m



Site Soil Classification.
1. Soil classification is made by surface visual inspection only.

LOT ZONING	R20
LOT AREA	353.00m2
HOUSE AREA	153.63m2
OPEN SPACE	56.48%
OPEN SPACE REQUIRED AS PER R-CODES IS 50%	
NEIGHBOUR'S LOT AREA	862.00m2
SHADOW CAST ONTO LOT	37.17m2
AREA OVERSHADOWED	4.31%
OVERSHADOWING PERMITTED AS PER R-CODES IS 25%	

Termite Protection.
All primary building elements used for the construction of this building will be consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with Part 3.1.4.2 of the NCC - Volume 2, 2019.

Stormwater Calculations.
Design criteria.
1. Slope adjustment Factor = 1.3.
2. 95x45 Downpipes = 47.5m² of Roof Area.
3. 75dia Downpipes = 49m² of Roof Area.
4. 100dia Downpipes = 87m² of Roof Area.

DRAINAGE NOTES:
1. Volumes are in cubic metres & Areas in square meters.
2. Volume to be stored based on 1m³ for every **80m²** of impervious surface.
3. Down pipes to be located so each tank fills at same rate (i.e.. Roof Area to each tank is proportional to its Volume).
4. **Plumber to confirm Run Layout & location of soak wells.**
Drawings are indicative only.

DRAINAGE CALCULATIONS.

Impervious Area (Roof)

Stormwater Area 'A'. (Total Roof Area) =319.283m².
Volume to Store = 3.991m³.

DIAM	DEPTH	No of TANKS	VOLUME
1500	1500	2	5.3m³.

Stormwater Area (Driveway) =22.255m²
Volume to Store = 0.29m³.

DIAM	DEPTH	No of TANKS	VOLUME
1200	1200	1	1.36m³.

Impervious Area (Paving)
Run of to Garden Beds.

TANK VOLUME.

DIAM	DEPTH	VOLUME
1500	900	1.59
	1200	2.12
	1500	2.65
	1800	3.18
1200	900	1.02
	1200	1.36
	1500	1.70
900	900	0.57
	1200	0.76

Site Plan Scale: 1:100

Amended Plan
CITY OF VINCENT RECEIVED 6 October 2023

RIVERSTONE

A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. Daniel Zhao
Plot Date: 6/10/2023 at 9:13 AM

Amendments.
DA12 - revert feature brick wall on the GF instead of FF - DZ-04/10/23
DA11 - structural chanegs for Planning - 11/09/23
DA10 - Structural changes for planning - DZ-01/09/23
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06_Council Tweaks-S.McC-31/05/23
DA05-Garge setback increased-S.McC-23/05/23
DA04-WO9 changed to Minor opening-S.McC-22-05-
DA03 - FF Bath room Layout chanegd as per Council's requiremets - DZ-24/04/23
DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

Signatures:
Client:
Client:
Builder:

Site Plan - New

BAL Rating N/A.
Rev No. DA12
Job No. 5109
Dwn No : 2.03

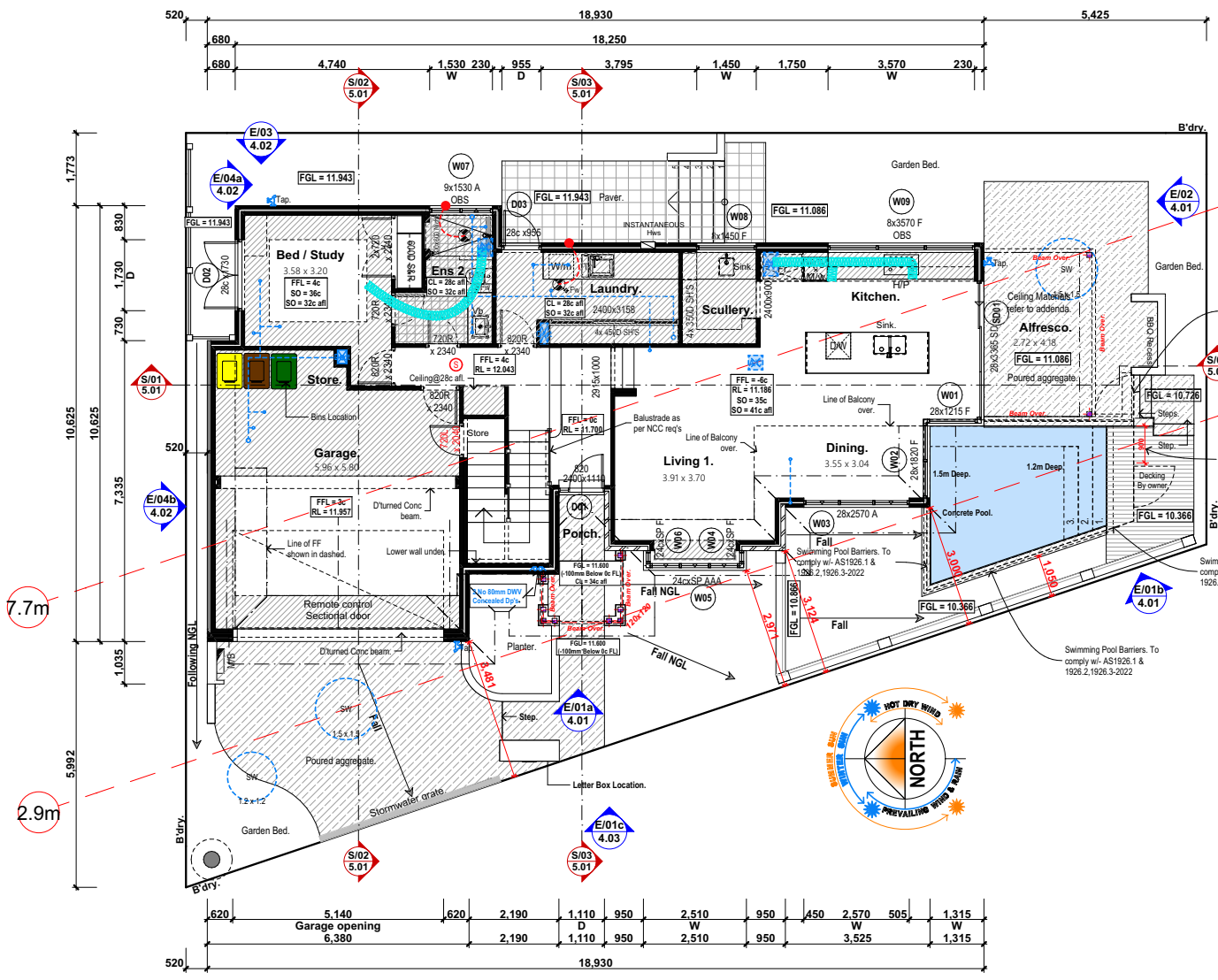
This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

one - Drafting₩Drawings₩Jobs ArchiCad₩5109 Number 80 Pty Ltd v24₩01 Archicad PLN₩5109 Number 80 Pty Ltd v24.pln

Status: Planning application

Area Calculations

	Name	Area	Perimeter
0 Ground Floor			
	Alfresco	11.4	13,800.2
	Garage	41.5	27,430.0
	Ground Floor	112.2	58,140.3
		165.1 m²	**99,370.5 m**
1 First Floor			
	Balcony	4.3	9,479.3
	First Floor	125.1	57,450.3
		129.4 m²	**66,929.6 m**
		294.5 m²	**166,300.1 m**



Ground Floor Scale: 1:100

LEGEND

- Smoke Alarm - Hard Wired, Interlinked and to AS 3786-2014
- Exhaust fan - flumed to external air and not into the roof space.
- Wall mounted cold water hose tap
- Water supply for fridge
- Gas bayonet point

COMPLIANCE NOTES

Artificial Lighting | To comply with NCC Vol. 2 Part 3.12.5.5

Fall Prevention | Bedroom windows - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.
All other windows - where the fall height is 4m or greater must have a transom above 865mm and a sill height less than 150mm - No restriction is required to opening.
Refer to NCC V2 Part 3.9.2.6 and 3.9.2.7

Boundary Walls To Provide Fire Seperation | To comply with NCC Vol.2 Part 3.7.3.2

Fireplace | To comply with NCC Vol.2 Part 3.10.7

Parapet/Boundary Fireproofing | To comply with NCC Vol.2 Part 3.7.2.4

Staircase, Balustrade and Handrails | To comply with NCC Vol. 2 Part 3.9.1 and 3.9.2 (Nom. 280 Going x 172 Riser).

Stormwater Drainage | To comply with NCC V2 Part 3.1.3 citing AS 3500.3

Swimming Pool Barriers | To comply with AS 1926.1 and 1926.2

Timber Framing | To comply with AS 1684

Termite Protection | All primary building elements used for the construction of this building will consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with Part 3.1.4.2 of the Buidling Code of Australia - Volume 2, 2019 Amendment 1.

Parapet Walls | FMC Homeguard as physical Termite barrier as per AS 3660.1 - 2014 and will comply with Part 3.1.4.2 of the Buidling Code of Australia - Volume 2, 2019 Amendment 1

Wet areas | To comply with NCC Vol.2 Part 3.8.1

Steelwork | Exposed steel shall have an anti-corrosive treatment in accordance with the NCC 2019

Amended Plan CITY OF VINCENT RECEIVED 6 October 2023

RIVERSTONE

A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

© Copyright
Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. Daniel Zhao
Plot Date: 6/10/2023 at 9:13 AM

Amendments.
DA12 - revert feature brick wall on the GF instead of FF - DZ-04/10/23
DA11 - structural chanegs for Planning - 11/09/23
DA10 - Structural changes for planning - DZ-01/09/23
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06_Council Tweaks-S.McC-31/05/23
DA05-Garge setback increased-S.McC-23/05/23
DA04-WO9 changed to Minor opening-S.McC-22-05-
DA03 - FF Bath room Layout chanegd as per Council's requiremets - DZ-24/04/23
DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

Signatures:
Client:
Client:
Builder:

Ground Floor

BAL Rating N/A.
Rev No. DA12
Job No. 5109
Dwn No: 2.04

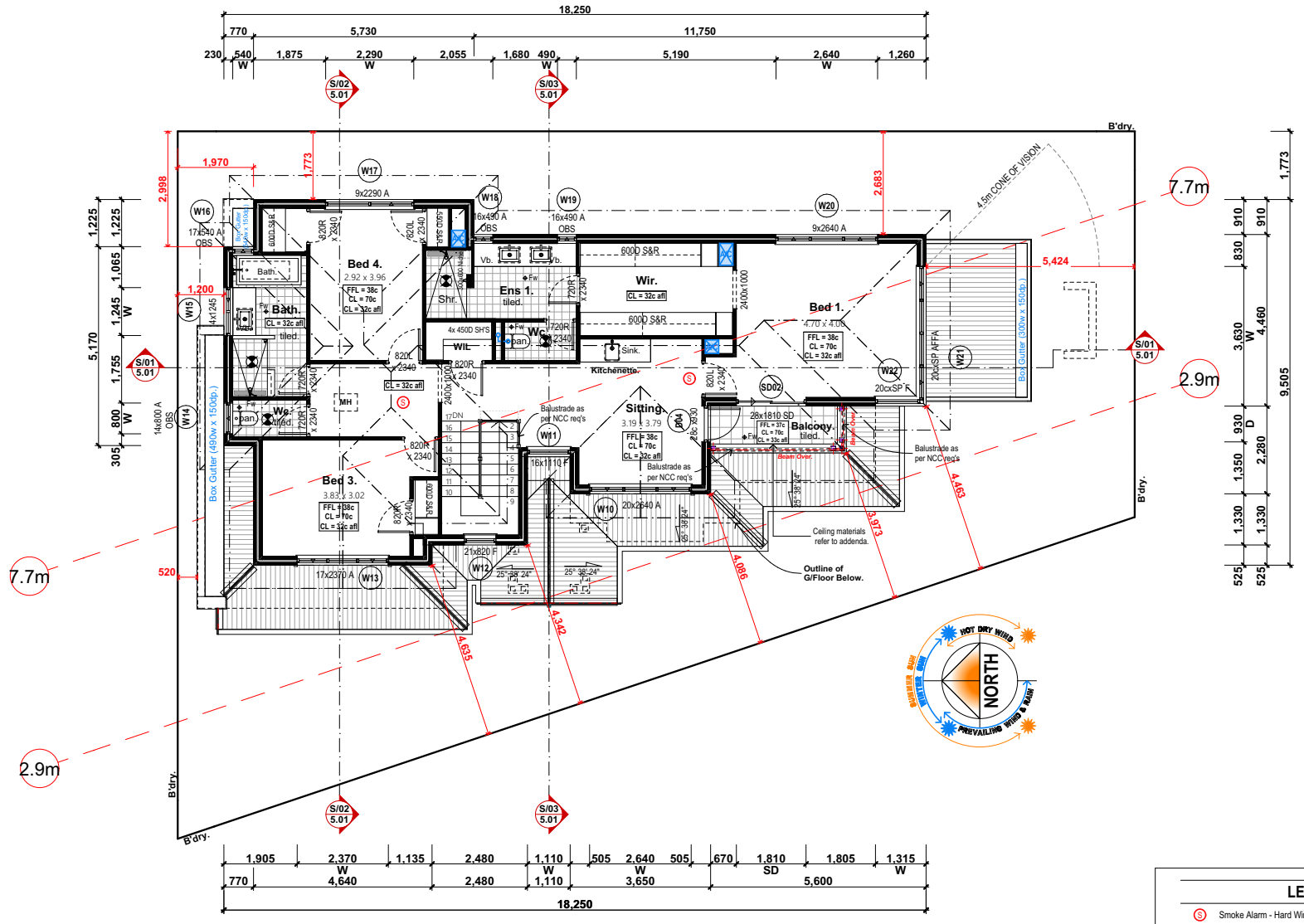
This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

one - Drafting₩Drawings₩Jobs ArchiCad₩5109 Number 80 Pty Ltd v24₩01 Archicad PLN₩5109 Number 80 Pty Ltd v24.pln

Status: Planning application

Area Calculations

	Name	Area	Perimeter
0 Ground Floor			
	Alfresco	11.4	13,800.2
	Garage	41.5	27,430.0
	Ground Floor	112.2	58,140.3
		165.1 m²	**99,370.5 m**
1 First Floor			
	Balcony	4.3	9,479.3
	First Floor	125.1	57,450.3
		129.4 m²	**66,929.6 m**
		294.5 m²	**166,300.1 m**



First Floor Scale: 1:100

LEGEND

- (S) Smoke Alarm - Hard Wired, Interlinked and to AS 3786-2014
- Exhaust fan - flumed to external air and not into the roof space.
- Wall mounted cold water hose tap
- Water supply for fridge
- Gas bayonet point

COMPLIANCE NOTES

Artificial Lighting | To comply with NCC Vol. 2 Part 3.12.5.5

Fall Prevention | Bedroom windows - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.
All other windows - where the fall height is 4m or greater must have a transom above 865mm and a sill height less than 150mm - No restriction is required to opening.
Refer to NCC V2 Part 3.9.2.6 and 3.9.2.7

Boundary Walls To Provide Fire Seperation | To comply with NCC Vol.2 Part 3.7.3.2

Fireplace | To comply with NCC Vol.2 Part 3.10.7

Parapet/Boundary Fireproofing | To comply with NCC Vol.2 Part 3.7.2.4

Staircase, Balustrade and Handrails | To comply with NCC Vol. 2 Part 3.9.1 and 3.9.2 (Nom. 280 Going x 172 Riser).

Stormwater Drainage | To comply with NCC V2 Part 3.1.3 citing AS 3500.3

Swimming Pool Barriers | To comply with AS 1926.1 and 1926.2

Timber Framing | To comply with AS 1684

Termite Protection | All primary building elements used for the construction of this building will consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with Part 3.1.4.2 of the Buidling Code of Australia - Volume 2, 2019 Amendment 1.

Parapet Walls | FMC Homeguard as physical Termite barrier as per AS 3660.1 - 2014 and will comply with Part 3.1.4.2 of the Buidling Code of Australia - Volume 2, 2019 Amendment 1

Wet areas | To comply with NCC Vol.2 Part 3.8.1

Steelwork | Exposed steel shall have an anti-corrosive treatment in accordance with the NCC 2019

Amended Plan CITY OF VINCENT RECEIVED 6 October 2023

RIVERSTONE

A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

© Copyright
Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. Daniel Zhao
Plot Date: 6/10/2023 at 9:13 AM

Amendments:
DA12 - revert feature brick wall on the GF instead of FF - DZ-04/10/23
DA11 - structural chanegs for Planning - 11/09/23
DA10 - Structural changes for planning - DZ-01/09/23
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06_Council Tweaks-S.McC-31/05/23
DA05-Garge setback increased-S.McC-23/05/23
DA04-WO9 changed to Minor opening-S.McC-22-05-
DA03 - FF Bath room Layout chanegd as per Council's requiremets - DZ-24/04/23
DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

Signatures:
Client: _____
Client: _____
Builder: _____

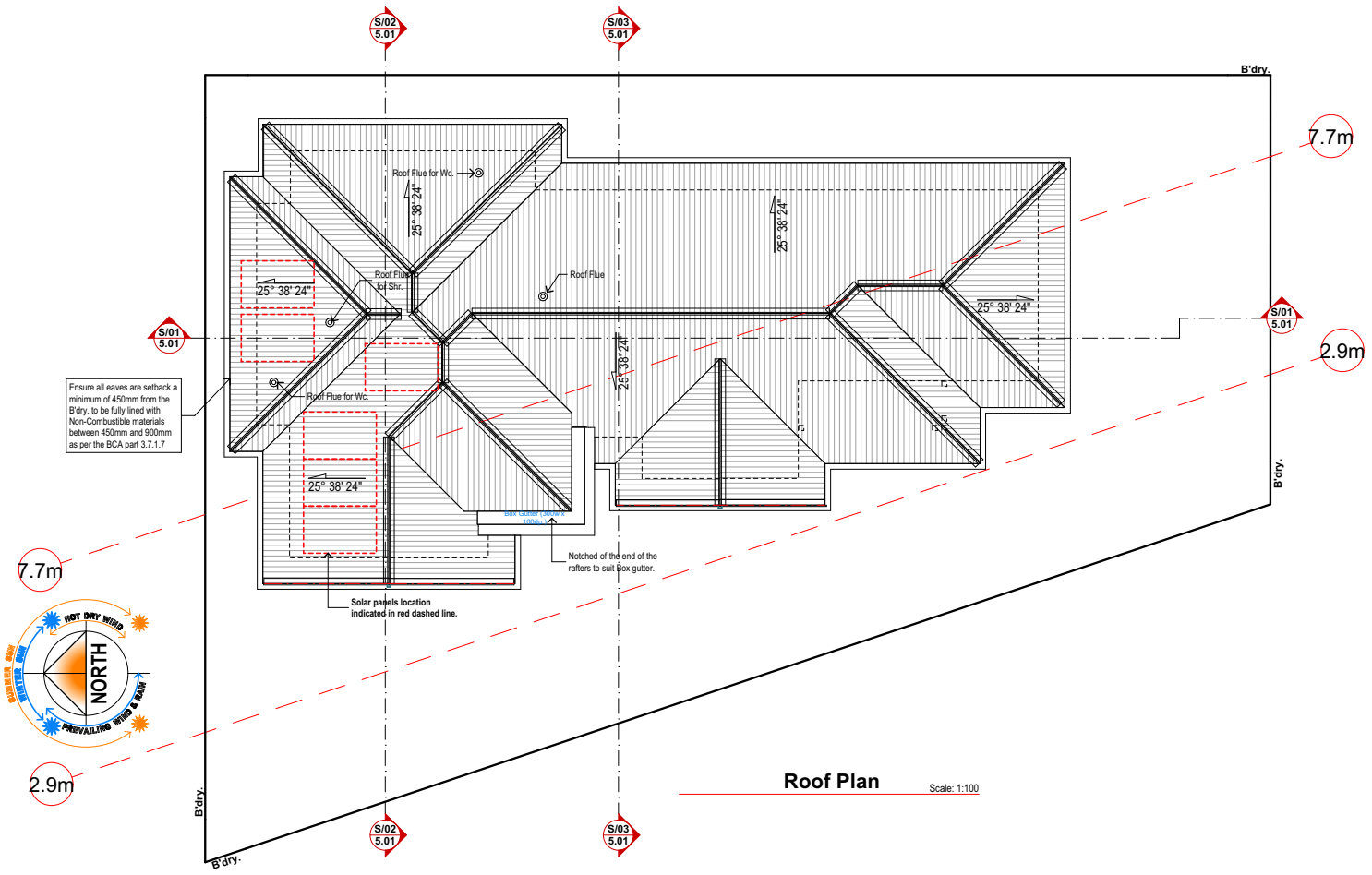
First Floor

BAL Rating N/A.
Rev No. DA12
Job No. 5109
Dwn No: 2.05

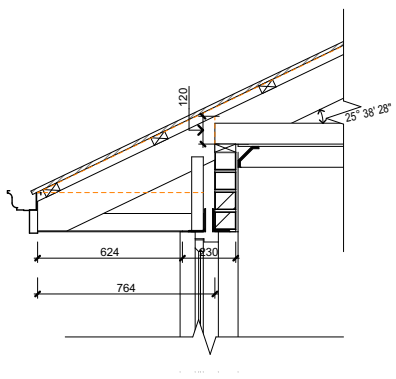
This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

one - Drafting₩Drawings₩Jobs ArchiCad₩5109 Number 80 Pty Ltd v24₩01 Archicad PLN₩5109 Number 80 Pty Ltd v24.pln

Status: Planning application



Roof Plan Scale: 1:100



Eaves Overhang 1:20

LEGEND

- Smoke Alarm - Hard Wired, Interlinked and to AS 3786-2014
- Exhaust fan - flumed to external air and not into the roof space.
- Wall mounted cold water hose tap
- Water supply for fridge
- Gas bayonet point

COMPLIANCE NOTES

Artificial Lighting | To comply with NCC Vol. 2 Part 3.12.5.5

Fall Prevention | Bedroom windows - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.
All other windows - where the fall height is 4m or greater must have a transom above 865mm and a sill height less than 150mm - No restriction is required to opening.
Refer to NCC V2 Part 3.9.2.6 and 3.9.2.7

Boundary Walls To Provide Fire Seperation | To comply with NCC Vol.2 Part 3.7.3.2

Fireplace | To comply with NCC Vol.2 Part 3.10.7

Parapet/Boundary Fireproofing | To comply with NCC Vol.2 Part 3.7.2.4

Staircase, Balustrade and Handrails | To comply with NCC Vol. 2 Part 3.9.1 and 3.9.2 (Nom. 280 Going x 172 Riser).

Stormwater Drainage | To comply with NCC V2 Part 3.1.3 citing AS 3500.3

Swimming Pool Barriers | To comply with AS 1926.1 and 1926.2

Timber Framing | To comply with AS 1684

Termite Protection | All primary building elements used for the construction of this building will consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with Part 3.1.4.2 of the Buidling Code of Australia - Volume 2, 2019 Amendment 1.

Parapet Walls | FMC Homeguard as physical Termite barrier as per AS 3660.1 - 2014 and will comply with Part 3.1.4.2 of the Buidling Code of Australia - Volume 2, 2019 Amendment 1

Wet areas | To comply with NCC Vol.2 Part 3.8.1

Steelwork | Exposed steel shall have an anti-corrosive treatment in accordance with the NCC 2019

Amended Plan

CITY OF VINCENT RECEIVED 6 October 2023

RIVERSTONE
A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

© Copyright
Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. Daniel Zhao
Plot Date 6/10/2023 at 9:13 AM

Amendments.
DA12 - revert feature brick wall on the GF instead of FF - DZ-04/10/23
DA11 - structural chanegs for Planning - 11/09/23
DA10 - Structural changes for planning - DZ-01/09/23
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06_Council Tweaks-S.McC-31/05/23
DA05-Garge setback increased-S.McC-23/05/23
DA04-WO9 changed to Minor opening-S.McC-22-05-
DA03 - FF Bath room Layout chanegd as per Council's requiremets - DZ-24/04/23
DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

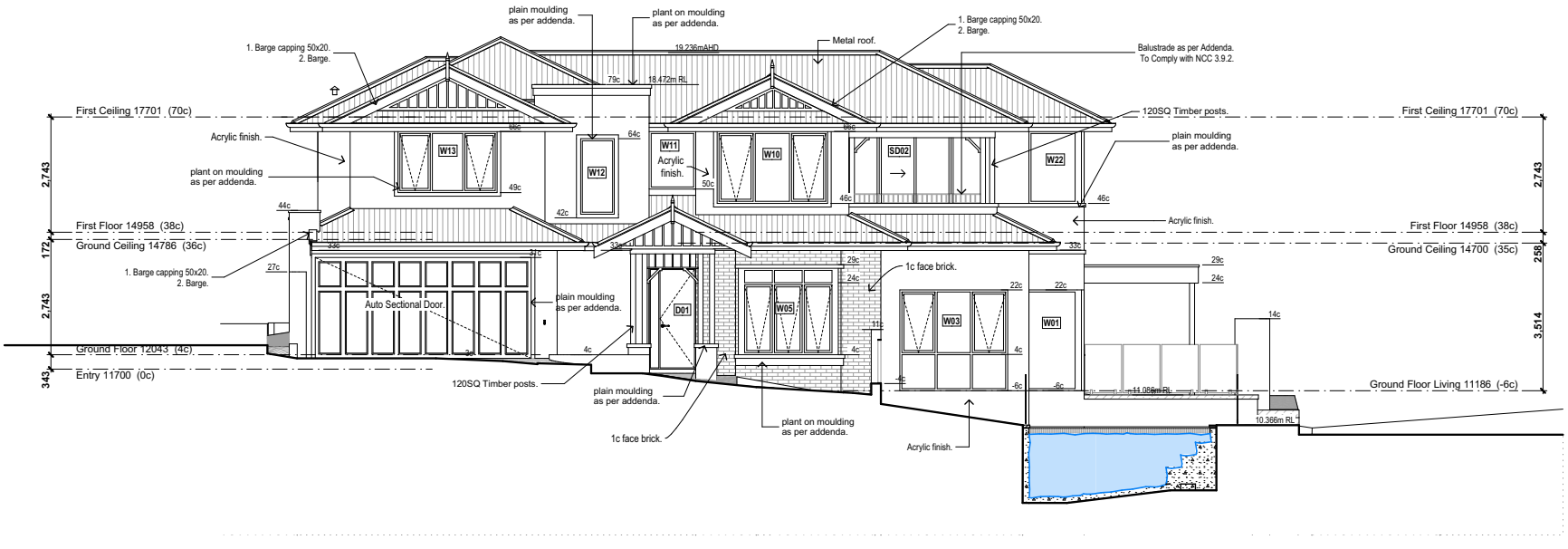
Signatures:
Client: _____
Client: _____
Builder: _____

BAL Rating N/A.
Roof Plan
Rev No. DA12
Job No. 5109
Dwn No. 2.06

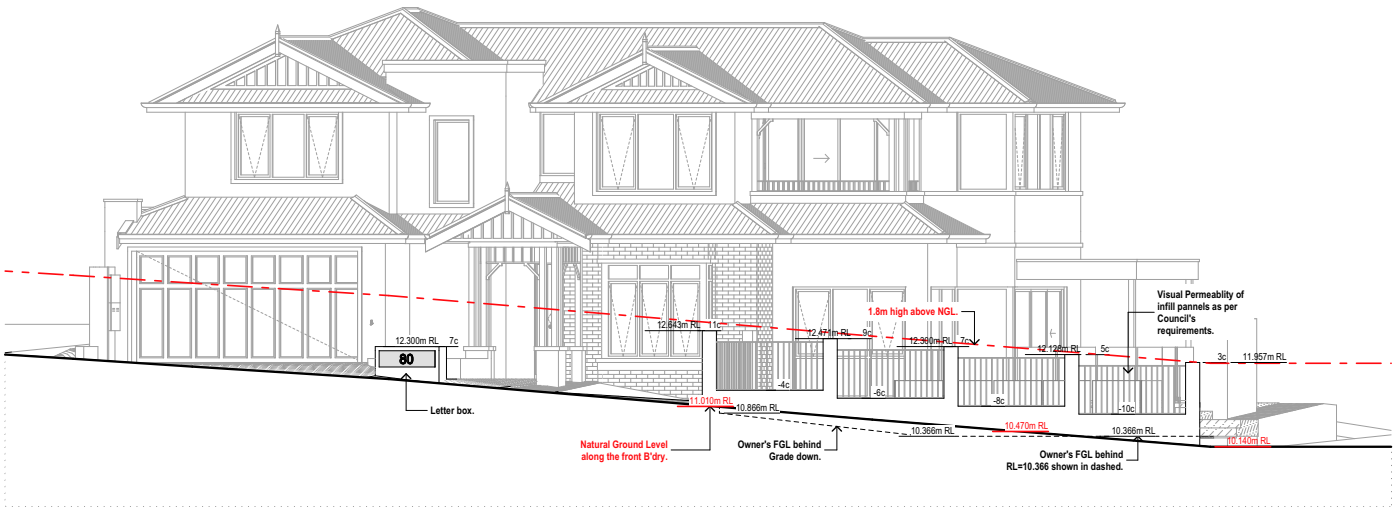
This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

one - Drafting¥Drawings¥Jobs ArchiCad¥5109 Number 80 Pty Ltd v24¥01 Archicad PLN¥5109 Number 80 Pty Ltd v24.pln

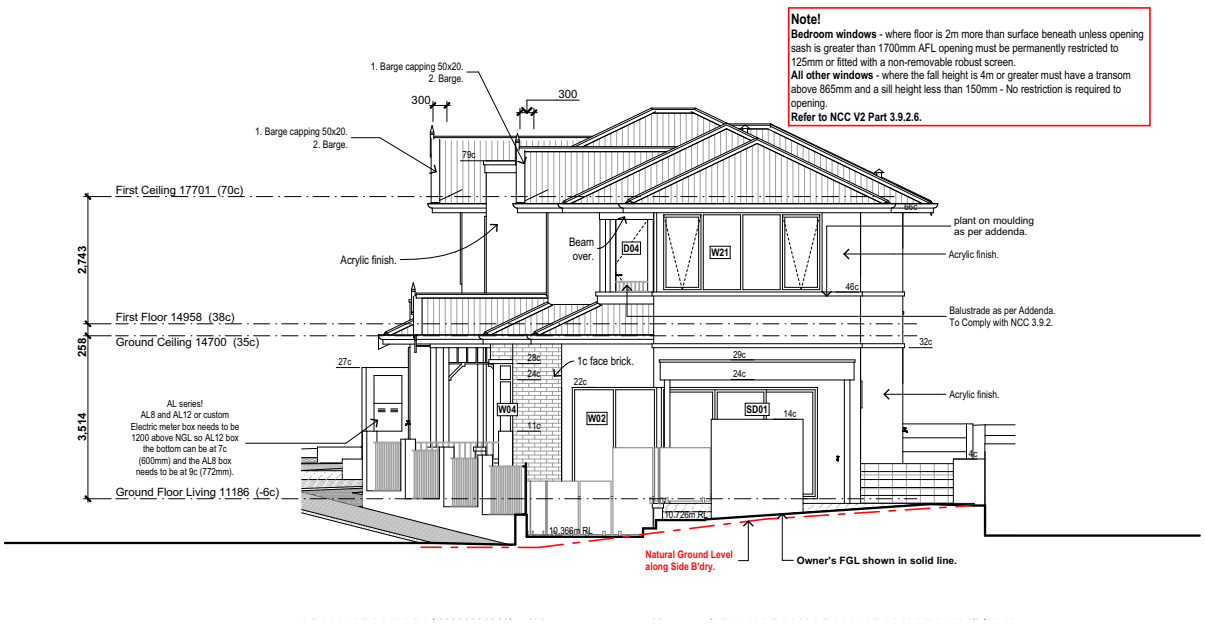
Status:
Planning application



E/01a **West** Scale: 1:100
2.04



E/01b **West** **1:100**
2.04



E/02 **South** Scale: 1:100
2.04

Amended Plan
CITY OF VINCENT RECEIVED 6 October 2023

RIVERSTONE

A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. Daniel Zhao
Plot Date: 6/10/2023 at 9:13 AM

Amendments.
DA12 - revert feature brick wall on the GF instead of FF - DZ-04/10/23
DA11 - structural chanegs for Planning - 11/09/23
DA10 - Structural changes for planning - DZ-01/09/23
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06_Council Tweaks-S.McC-31/05/23
DA05-Garge setback increased-S.McC-23/05/23
DA04-WO9 changed to Minor opening-S.McC-22-05-
DA03 - FF Bath room Layout chanegd as per Council's requiremets - DZ-24/04/23
DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

Signatures:
Client:
Client:
Builder:

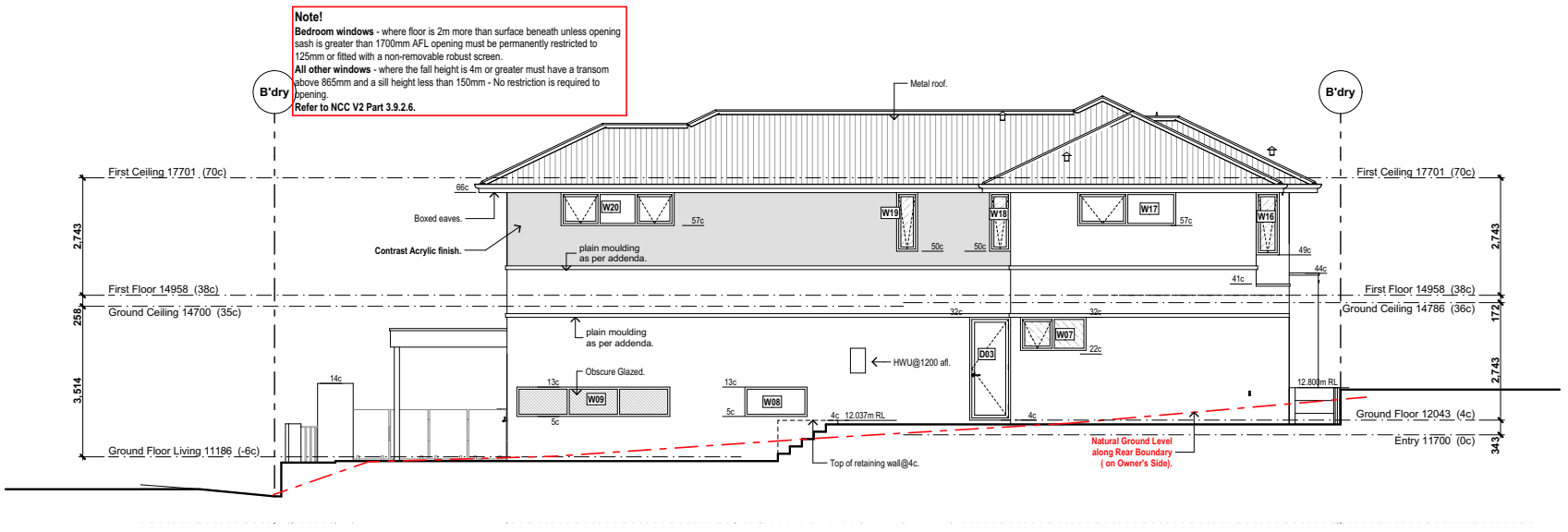
BAL Rating N/A.
Rev No. DA12
Job No. 5109
Dwn No. 4.01

Elevations -

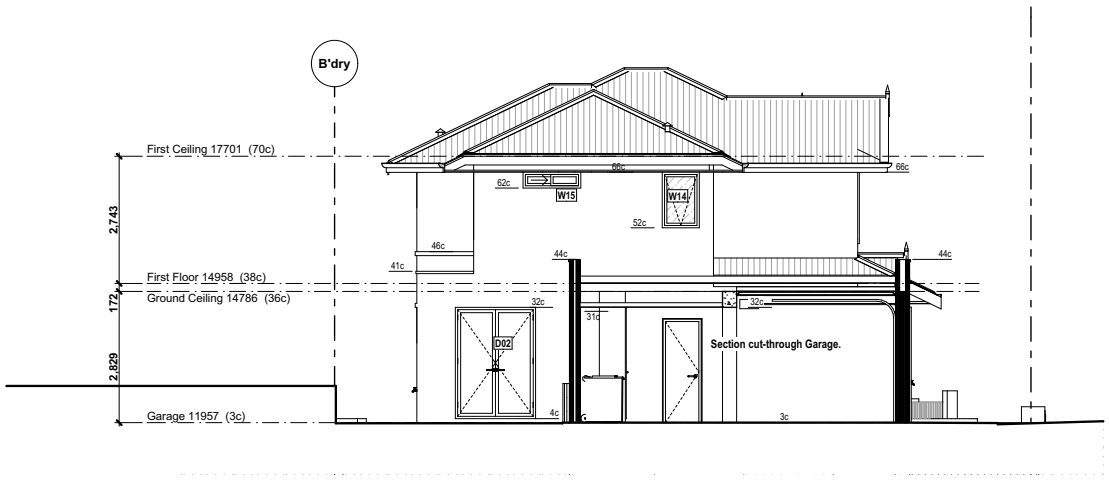
This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

one - Drafting₩Drawings₩Jobs ArchiCad₩5109 Number 80 Pty Ltd v24₩01 Archicad PLN₩5109 Number 80 Pty Ltd v24.pln

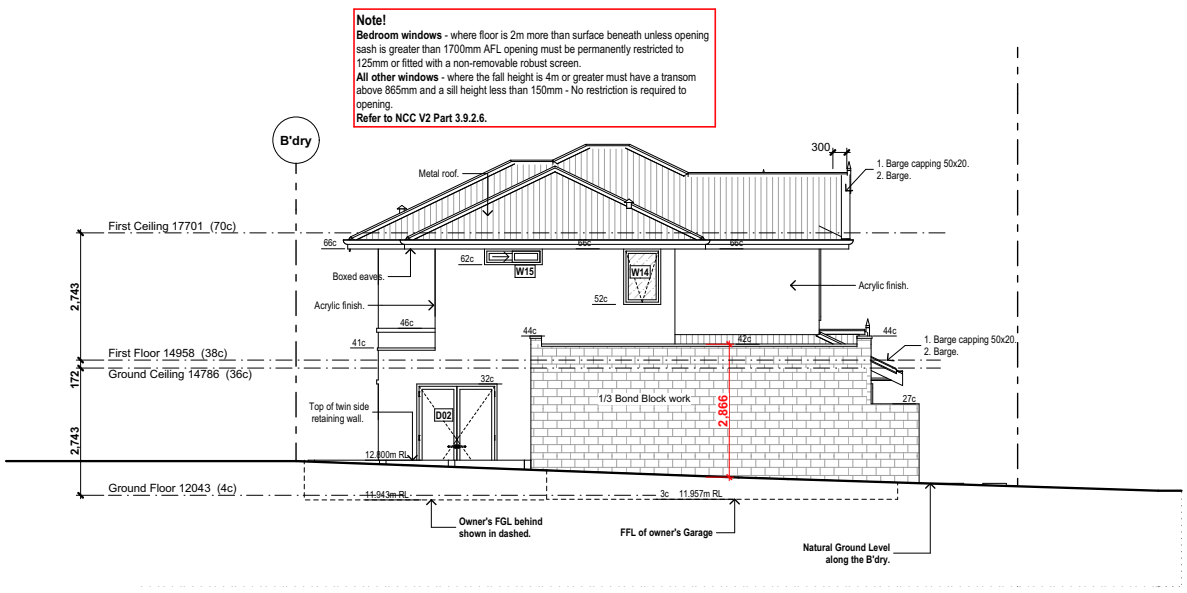
Status:
Planning application



E/03 **East** Scale: 1:100
2.04



E/04a **North** **1:100**
2.04



E/04b **North** Scale: 1:100
2.04

Amended Plan
CITY OF VINCENT RECEIVED 6 October 2023

RIVERSTONE
A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. Daniel Zhao
Plot Date: 6/10/2023 at 9:13 AM

Amendments.
DA12 - revert feature brick wall on the GF instead of FF - DZ-04/10/23
DA11 - structural chanegs for Planning - 11/09/23
DA10 - Structural changes for planning - DZ-01/09/23
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06_Council Tweaks-S.McC-31/05/23
DA05-Garge setback increased-S.McC-23/05/23
DA04-WO9 changed to Minor opening-S.McC-22-05-
DA03 - FF Bath room Layout chanegd as per Council's requiremets - DZ-24/04/23
DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

Signatures:
Client:
Client:
Builder:

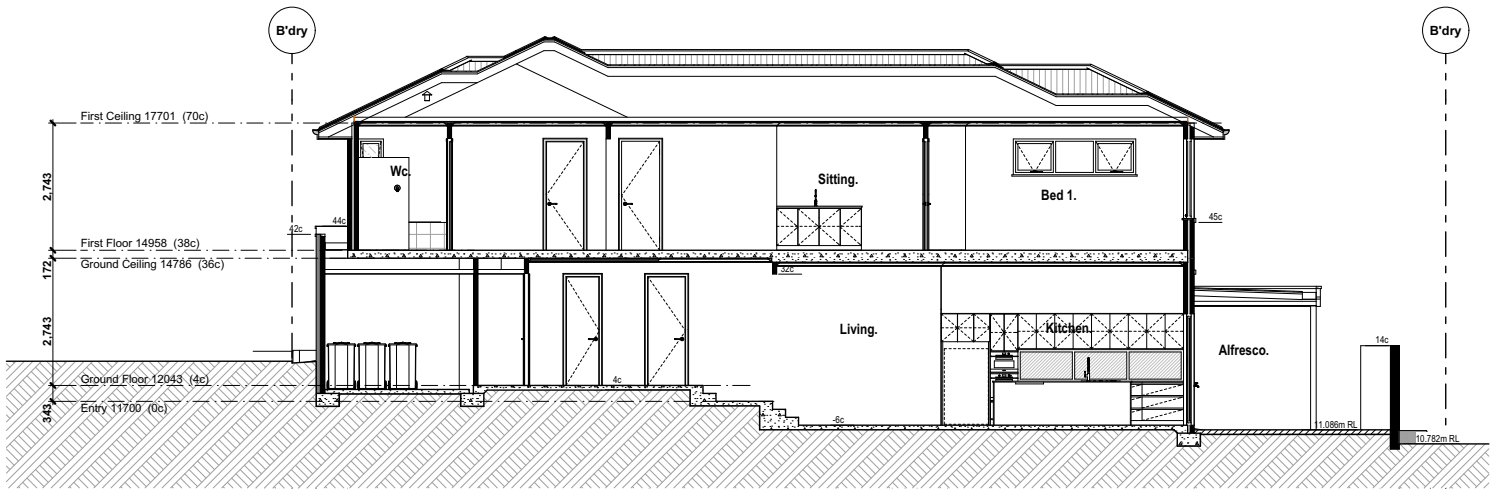
BAL Rating N/A.
Rev No. DA12
Job No. 5109
Dwn No. 4.02

Elevations -

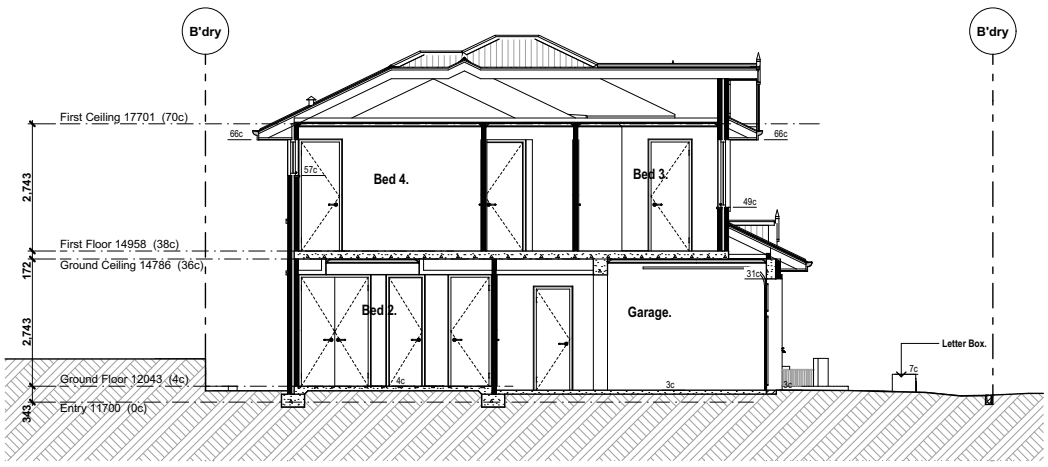
This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

one - Drafting₩Drawings₩Jobs ArchiCad₩5109 Number 80 Pty Ltd v24₩01 Archicad PLN₩5109 Number 80 Pty Ltd v24.pln

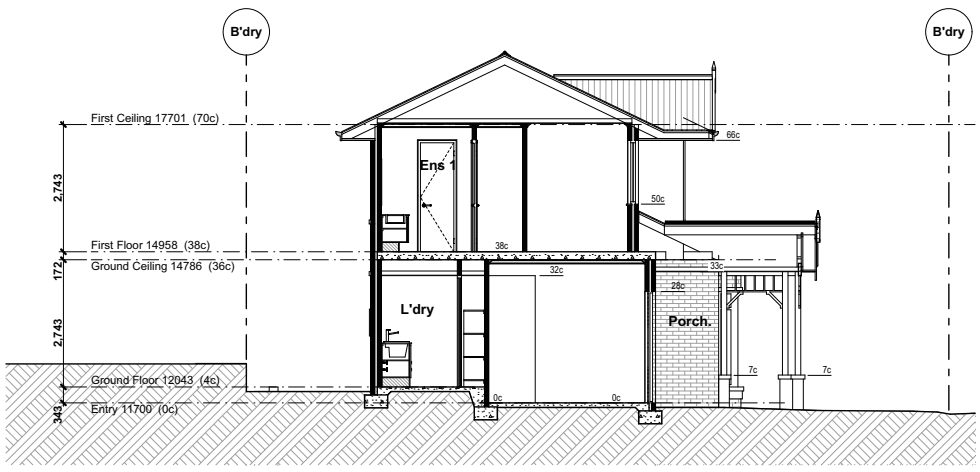
Status: Planning application



S/01 **Section** **1:100**
2.04



S/02 **Section** **1:100**
2.04



S/03 **Section** Scale: 1:100
2.04

Amended Plan
CITY OF VINCENT RECEIVED 6 October 2023

RIVERSTONE

A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. Daniel Zhao
Plot Date. 6/10/2023 at 9:13 AM

Amendments.
DA12 - revert feature brick wall on the GF instead of FF - DZ-04/10/23
DA11 - structural chanegs for Planning - 11/09/23
DA10 - Structural changes for planning - DZ-01/09/23
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06_Council Tweaks-S.McC-31/05/23
DA05-Garge setback increased-S.McC-23/05/23
DA04-WO9 changed to Minor opening-S.McC-22-05-
DA03 - FF Bath room Layout chanegd as per Council's requiremets - DZ-24/04/23
DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

Signatures:
Client:
Client:
Builder:

Sections

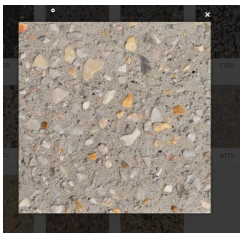
BAL Rating N/A.
Rev No. DA12
Job No. 5109
Dwn No : 5.01

#80 Auckland Street, North Perth

External colours and materials:

Exterior	Product	Colour	Image
Window frames	Colorbond	White lustre	
Walls	Rendered paint finish	Dulux Terrace white	
	Recycled facebrick	Restoration red	
	Painted timber Balustrade, feature Posts, and frieze	Dulux white on white	
Roofing & Gutters	Colorbond	Wallaby	
Downpipes	Colorbond	Shale grey	

CITY OF VINCENT
RECEIVED
29 May 2023

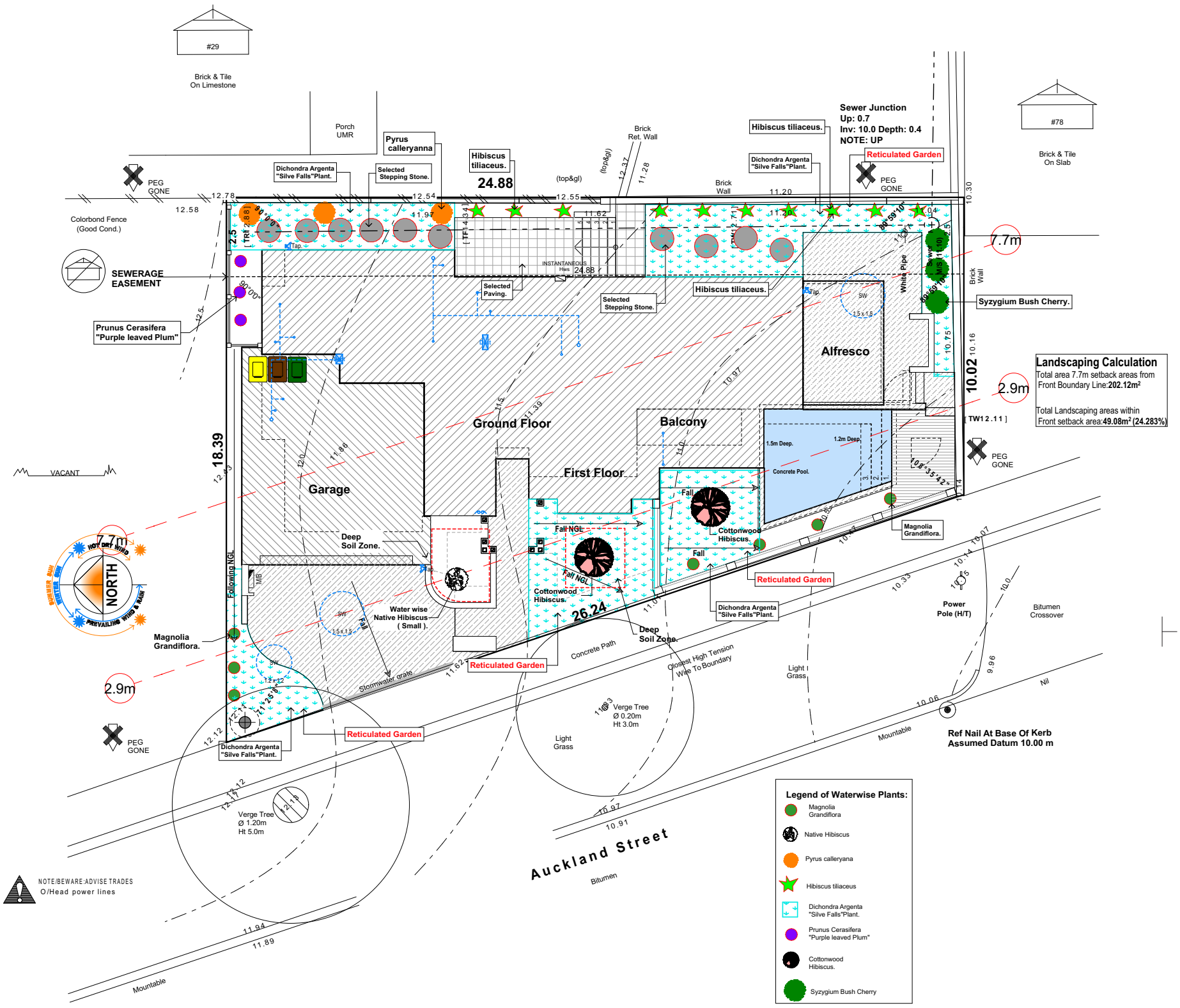
Barges	Paint finish	Dulux White on White	
Floor	Exposed poured concrete	BGC standard A125	

CITY OF VINCENT
RECEIVED
29 May 2023

This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

one - Drafting₩Drawings₩Jobs ArchiCad₩5109 Number 80 Pty Ltd v24₩01 Archicad PLN₩5109 Number 80 Pty Ltd v24.pln

Status: Planning application



Site Plan - Landscaping

Scale: 1:100

Amended Plan

CITY OF VINCENT RECEIVED 6 October 2023

RIVERSTONE

A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. Daniel Zhao
Plot Date: 6/10/2023 at 9:13 AM

Amendments:
DA12 - revert feature brick wall on the GF instead of FF - DZ-04/10/23
DA11 - structural chanegs for Planning - 11/09/23
DA10 - Structural changes for planning - DZ-01/09/23
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06_Council Tweaks-S.McC-31/05/23
DA05-Garge setback increased-S.McC-23/05/23
DA04-WO9 changed to Minor opening-S.McC-22-05-
DA03 - FF Bath room Layout chanegd as per Council's requiremets - DZ-24/04/23
DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

Signatures:
Client:
Client:
Builder:

BAL Rating: N/A.
Rev No.: DA12
Job No.: 5109
Dwn No.: 2.02

ALTUS PLANNING

Reconsideration Report

DR 131/2023 Proposed Single House

No. 80 Auckland Street, North Perth 6006 WA

October 2023

TOWN PLANNING | MEDIATION | ADVOCACY

Disclaimer:

This report has been prepared by Altus Planning solely for the benefit and use of the client. This document may not be reproduced or copied in whole or part without the express written consent of Altus Planning and the client.

Prepared for:

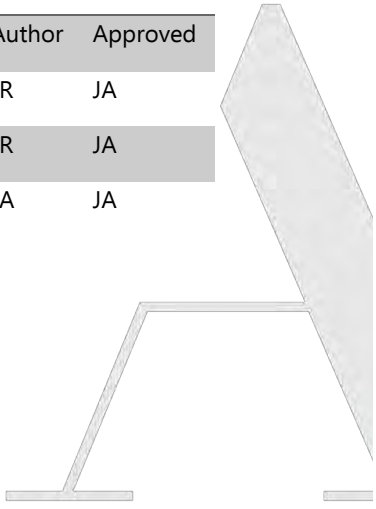
NUMBER 80 PTY LTD

Prepared by:

Altus Planning
68 Canning Highway
SOUTH PERTH
WA 6151
Phone: 9474 1449
contact@altusplan.com.au
www.altusplan.com.au

Document Version Control

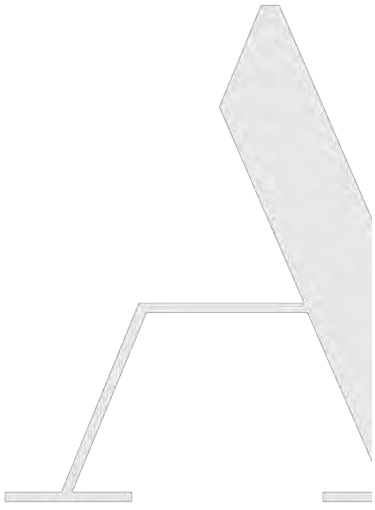
Ver.	Date	Description	Author	Approved
1	18/09/2023	Complete Draft	JR	JA
2	19/9/2023	Lodgement Version	JR	JA
3	2/10/2023	Amended Version	JA	JA



TOWN PLANNING | MEDIATION | ADVOCACY

Contents

1.0 Executive Summary 1
2.0 Background 1
2.1 Purpose 1
2.2 Site Description 2
2.3 Current Application 3
2.4 Historical Approvals 5
3.0 Justification for Revised Plans 8
3.1 Overview 8
3.2 Ground Floor Garage 9
3.3 Upper Floor Sitting Room 9
3.4 Upper Floor Balcony 9
3.5 Upper Floor Bedroom 1 9
3.6 Alfresco Roof 10
3.7 Streetscape Perspective 10
4.0 Planning Framework 11
4.1 City of Vincent Local Planning Scheme No.2 (LPS2) 11
5.0 Conclusion 13



1.0 Executive Summary

Further to the mediation session in relation to matter *NUMBER 80 PTY LTD v City of Vincent* (DR 131/2023), this reconsideration report is prepared and submitted pursuant to orders made by the State Administrative Tribunal.

The Applicant is seeking development approval to construct a two-storey single house on the subject site at Lot 102 (No.80) Auckland Street, North Perth. This follows Council's deferral of its decision at the Ordinary Council Meeting of June 2023.

The report discusses amended plans as a result of the discussions at the mediation session and provides additional justification as to why the proposal should be supported by Council in light of Tribunal's invitation for the City to reconsider its decision.

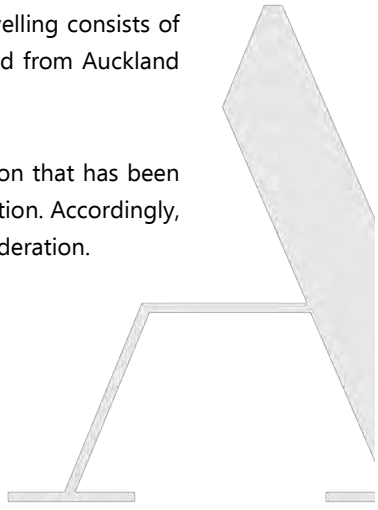
2.0 Background

2.1 Purpose

This reconsideration report has been prepared by Altus Planning on behalf of the Applicant, NUMBER 80 PTY LTD, further to the SAT mediation session held on 29 August 2023. The State Administrative Tribunal (**SAT**) has ordered the Applicant to provide additional information as discussed at mediation to the Respondent by 19 September 2023.

The proposed development (**proposal**) under review at 80 Auckland Street, North Perth (**subject site** or **site**) is for a two-storey single house. The dwelling consists of four bedroom and three bathrooms. Vehicle access will be obtained from Auckland Street.

The report has been prepared as an addendum to all the information that has been previously provided to the City of Vincent (**City**) prior to reconsideration. Accordingly, it will only address information that is relevant to the current reconsideration.



2.2 Site Description

The site has a total area of 353m² and is predominantly surrounded by existing residential properties. Adjacent to the west of the site is the Gill Street Car Park serving Les Lilleyman Reserve.

The size is zoned 'Residential' and is assigned a density code of R20 under the Local Planning Scheme No.2.

It is the southern lot of a two (2) lot subdivision approved by the Western Australian Planning Commission in 2016, with the Certificates of Titles for both lots created in 2018.

The northern lot of the subdivision is located at Lot 103 (No. 31) Gill Street which is located at the southeastern corner of the intersection of Auckland Street and Gill Street. The City granted development approval for a two-storey dwelling on this lot in 2022 and is currently under construction. This will be discussed in further detail later in this submission.

The site has an irregular wedge shape form, with a width greater than its depth. It has a frontage of 26.2m to Auckland Street and northern side boundary length of 18.4m, a southern side boundary length of 10m and a rear boundary width of 24.9m. It is noted the site is affected by a 2.5m wide sewer easement owned by the Water Corporation which extends along the rear eastern boundary of the site.

The site has 2.2m of crossfall from the northern to southern boundary. An aerial image of the subject site and immediate surrounds is provided in Figure 1 below/overleaf.

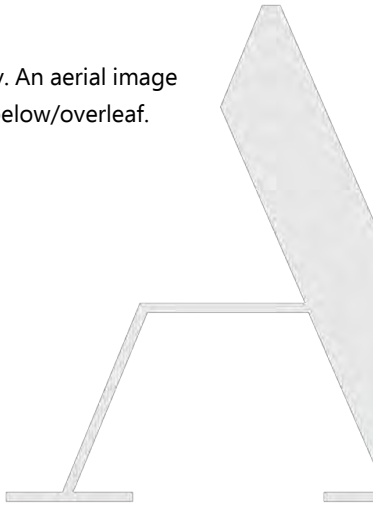


Figure 1: Aerial of subject site and surrounds (Source: Landgate)

2.3 Current Application

The lot was originally purchased by the landowners in March 2022. An application for development approval was received by the City on 25 November 2022 for a two-storey residential dwelling on the site.

Preliminary planning assessment was conducted between 18 January 2023 and 24 January 2023 by the assessing officer at the City. Following assessment, the application was advertised over a 14-day period (25 January 2023 – 8 February 2023) to adjoining landowners that were deemed to be affected by the proposal. Three submissions were received during the advertising period with comments raised relating to the design, setbacks, and landscaping.

Following extensive liaison with the City, revisions to the plans were made and additional information was provided in response to comments received during advertising.

The application was advertised for a second time, over a 7-day period (3 May 2023 – 10 May 2023). Following the second round of advertising, two additional requests for revisions were made by the City and were subsequently prepared by the Applicant.

The application was presented to Council for determination on 20 June 2023. Administrations recommendation to Council was to conditionally approve the application. Notwithstanding this recommendation, the following motion was carried:

> *That the motion be deferred to allow the applicant to consider a greater graduation of the development as it transitions to the south. This is both distance from the street horizontally across the development as well as greater articulation of the development in setbacks between the ground floor and upper floor.*

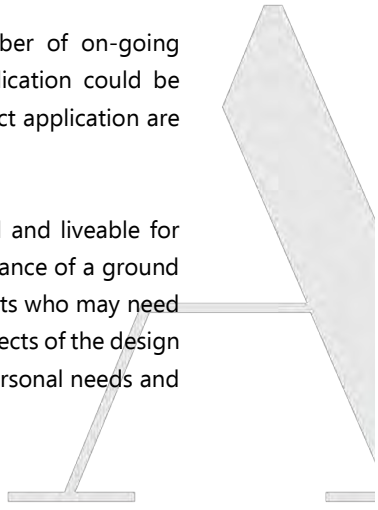
On 5 July 2023 the Applicant submitted plans to the City's administration with further revisions in an attempt to address the reasons for deferral.

On 25 July 2023, the City advised via email that the application would be advertised a third time for a period of 14 days once further revisions were made to the plans. In addition, the City advised that the application would require referral to the Design Review Panel (**DRP**) Chairperson. It is noted the plans had been referred to the DRP Chairperson on numerous occasions prior to this email.

A site meeting was held between the Applicant and the City on 28 July 2023. Following the site visit the Applicant made further revisions to the plans in response to comments made by the City. Those revisions form part of this which are now the most recent decision and is detailed in Section 3.0 of this Report.

There is long and clear history of the Applicant making a number of on-going refinements, including a number of concessions, so that the application could be positively determined by the City. The current revisions to the subject application are now the 10th revision to the plans since inception.

From the Applicants' perspective, their home needs to be practical and liveable for extended family coming to stay, including grandchildren, the importance of a ground floor master or guest room with bathroom facilities for elderly parents who may need to be housed, or ageing in place for the applicants themselves. All aspects of the design and layout have been well thought out and considered balancing personal needs and the requirements of the planning framework.



2.4 Historical Approvals

The subject site has obtained development approval previously on two separate occasions (plus one amendment). Understanding these approvals is key to appreciating:

i) the characteristics and the constraints of the site; and;
ii) the City's approach to the exercise of discretion and the application of the applicable planning framework, having regard to the former.

In addition, the planning approval for No.31 Gill Street has been reviewed and is this is relevant and important for similar reasons. Such decisions should be given due regard in terms of the history relevant to the subject application and furthermore, it also informs the principles in respect to consistency of decision-making by the City.

80 Auckland Street 2018

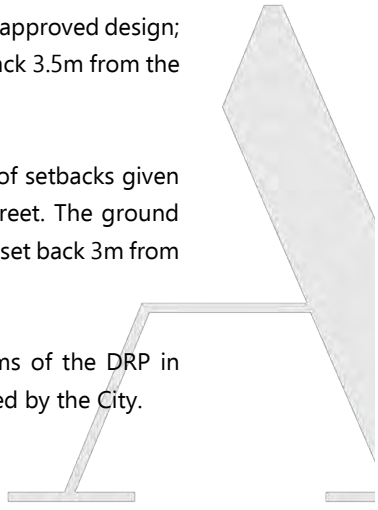
On 6 July 2018 an application for development approval with the City of Vincent was lodged for the subject land for what was then a newly approved lot (see **Attachment 4**). The application related to a Single House comprising of a single-storey dwelling with three bedrooms and a double garage. The application was subsequently approved on 10 October 2018.

This approval poses similarities to the layout of the current revised plans; vehicle access is obtained to the north of the lot and the bedrooms are predominantly to the north. Both proposals have communal living spaces such as the kitchen, dining and outdoor living area located on the south of the lot.

Street setbacks of the current revision are greater than this previously approved design; the southernmost point of the garage on the current revision is set back 3.5m from the primary street, while the approved design proposed a 3m setback.

Both designs, as they address the primary street, have a staggering of setbacks given irregularity of the lot boundaries not being perpendicular to the street. The ground floor dining room on both proposals are in similar positions and both set back 3m from the primary street.

These similarities alone should debunk some of the earlier criticisms of the DRP in respect to the layout of dwelling; the same has already been approved by the City.



It is also noted that the 2018 approval featured a 12.4m long boundary wall on the northern boundary while the current revision proposes a 0.5m set back from the garage to the northern boundary. Such a change reduces the impression of bulk on the streetscape given the wide frontage of the subject land and furthermore, nil-side setbacks are not a common characteristic of Auckland Street.

Finally, the 2018 approved design steps down three courses from the garage to the outdoor living area whereas the current revisions of the subject application have five courses of stepping from the garage to the alfresco. In respect to the topography of the site and the 2.2m of crossfall from the northern to southern boundary, the current revision is therefore more responsive to the lay of the land than the application previously approved by the City.

80 Auckland Street 2020

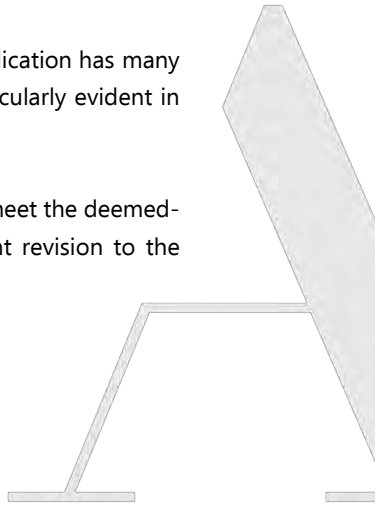
On 4 June 2020, a second application for development approval was lodged with the City (see **Attachment 3**). This application related to a Single House comprising of a five bedrooms and a double garage. It is noted that further revised plans were submitted during the assessment process and ultimately approved on 10 July 2018.

This approval proposed a minimum street setback of 2.9m. This is also consistent with the current revisions of the subject application proposing a setback of 2.9m from the living room and a 3m setback from the dining.

The 2020 approval had the alfresco on the south of the site set back 2.3m from primary street. Comparatively, the alfresco on the current revision is set back 2.9m from the primary street.

This 2020 approval is also illustrative of the fact that the current application has many features which have already been approved by the City, this is particularly evident in this previous two storey application.

Interestingly, it is noted however, that the subject approval did not meet the deemed-to-comply standards relating to overall height, whereas the current revision to the subject application does (and always has) met this standard.



80 Auckland Street 2021

On 1 April 2021 a third application for development approval for an amendment to the 2020 approval was lodged (see **Attachment 2**). This amended approval was issued 1 June 2021 and is valid until 10 July 2024, proposing several changes to the previous 2020 approval.

Notably, the amended 2021 approval proposed a 1.6m setback to the eastern (rear) boundary, while the current revisions to the subject application proposes a setback of 1.8m.

The current revisions to the subject application also propose street setbacks that remain consistent with the 2021 amended approval, i.e. maintaining a minimum setback of 2.9m from the dwelling and a 2.4m from the alfresco. In fact, it should be noted that in November 2022, the City's officers provided details of this approval at the first pre-lodgement meeting for the subject application as guidance for front setbacks that would be acceptable given the constraints of the site.

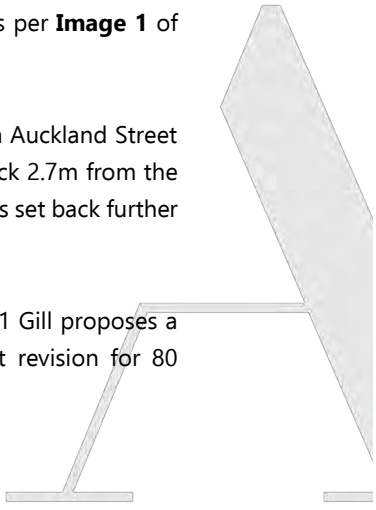
The amended 2021 approval proposed a nil setback to the northern boundary. As noted earlier, the current revision has removed the nil-setback and created a setback of 0.5 to the proposed garage, reducing the massing of the proposed development as it appears on the streetscape.

31 Gill Street 2022

Development approval for a Single House at 31 Gill Street (adjoining site) was obtained 31 May 2022. The adjoining lot is a corner lot with two street frontages to Gill Street and Auckland Street. The dwelling is currently under construction as per **Image 1** of the site and locality photos at **Attachment 5**.

Development on the adjoining site has a garage set back 2.5m from Auckland Street (which is the primary street setback) and the dwelling itself is set back 2.7m from the street. By comparison, the current revision to the subject application is set back further at a minimum of 2.9m to Auckland Street.

In consideration of the common boundary between the two sites, 31 Gill proposes a considerable 8.1m boundary wall (see **Image 2**) while the current revision for 80 Auckland now proposes a 0.5m setback from the garage.



In relation to the eastern boundary, 31 Gill proposes a 1m setback from the alfresco while the current revision for 80 Auckland proposes a 1.8m setback from the bed/study.

The bulk and scale of the two adjoining developments will be comparable. However, it is submitted that the subject application is now, in a comparative sense, far more sympathetic to the streetscape and local planning requirements.

3.0 Justification for Revised Plans

3.1 Overview

In response to the matters raised at the City's Council meeting on 20 June 2023, the development plans have been revised to address community and Council comments to the extent which we submit that they can be.

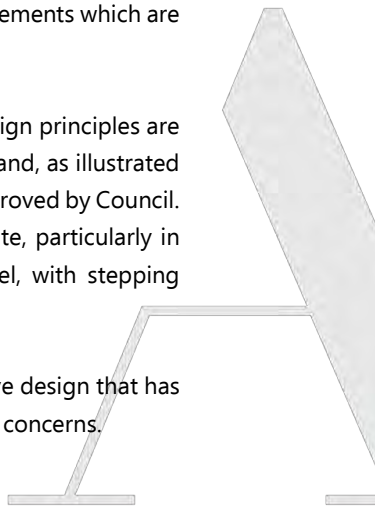
At this juncture, it is respectfully submitted that any further changes would result in a peculiar dwelling in both form and scale that would not be a desirable addition to the streetscape, nor be practical or viable to construct.

Setbacks to the garage, the upper floor sitting room, the balcony, bedroom 1 and alfresco roof have been increased to minimise any perceived impact on the established streetscape and on the adjoining properties. A streetscape perspective has been prepared to illustrate the relationship between the topography and the proposed dwelling when viewed from the street (see **Attachment 6**).

The Applicants dispute any notion that the proposal is an ill-considered design and/or an over development of the site. Despite the site constraints, the proposal achieves both the height and open space/site cover deemed-to-comply requirements which are often the tell-tale signs of excessive bulk.

The design elements that must be considered under the relevant design principles are primarily the result of the irregular lot shape and site characteristics and, as illustrated in the previous section, similar to those previously supported and approved by Council. Several revisions now optimally respond to the constraints of the site, particularly in the manner in which the proposal follows the natural ground level, with stepping provided in five different locations from north to south.

It is emphasised that the proposal is a well-considered, site responsive design that has now been refined extensively in response to community and Council concerns.



It is conceded that the dwelling may be perceived to be of greater scale than it is due to the lot width. However, it is constrained by its depth and the Water Corp easement at the rear of the site. The proposal must ultimately capitalise on the width of the site to facilitate a well-designed home that is both practical and liveable.

3.2 Ground Floor Garage

As noted, the garage which previously had a nil setback to the northern boundary is now setback 0.5m. This creates separation from and reduces perceived impact of bulk on the adjoining property (31 Gill St). Furthermore, it allows for additional access to the side of the dwelling, providing an adequate space for bin storage.

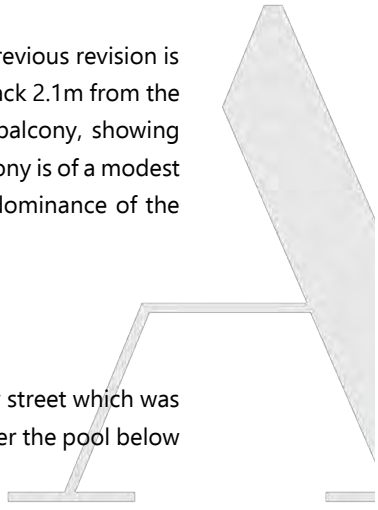
It is noted the garage does not protrude forward of the dwelling alignment and occupies approximately 26% of the lot width, much less than the permitted 50% deemed-to-comply standard of the Built Form Policy.

3.3 Upper Floor Sitting Room

In respect to the street setbacks, the upper floor sitting room is now setback 4.1m from the primary street which was previously set back 3.6m from the primary street. The increased setback provides greater articulation in setbacks between the ground and upper floor addressing the street. This clearly distinguishes the central portion of the upper floor and furtherly minimises the visual bulk of the dwelling.

3.4 Upper Floor Balcony

The upper floor balcony which was previously set back 3.6m in the previous revision is now set back 3.9m from the primary street. The balcony is stepped back 2.1m from the southernmost point of the ground floor roof line, adjacent to the balcony, showing clear distinguishment between the ground and upper floors. The balcony is of a modest size of 4.3m^2 and is not visually obtrusive, further diminishing the dominance of the upper floor.



3.5 Upper Floor Bedroom 1

Bedroom 1 on the upper floor is now set back 4.4m from the primary street which was previously set back 4.2m. Bedroom 1 provides minimal protrusion over the pool below

and is appropriately stepped back from the alfresco and dining room roof line on the ground floor. This provides clear distinguishment between the ground and upper floor and works to minimise the impact of bulk when viewed from the street.

Considering the sites irregularity and short southern boundary, the setback of bedroom 1 to the street and to the south complements the graduation of the design at is transitions to the south.

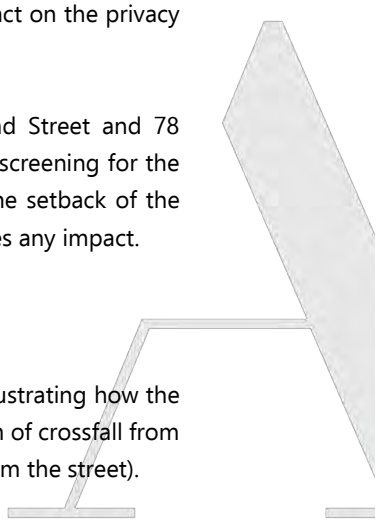
It is also noted the setback of bedroom 1 from the southern boundary does not result in overlooking to the adjoining property to the south and complies with the visual privacy standards of the R-Codes.

3.6 Alfresco Roof

The alfresco roof has been redesigned with an increased setback to the southern boundary. The roofline is now 2.7m from the southern boundary, presenting as a concealed roof in appearance. This works to further reduce the perceived bulk of the dwelling, both from the perspective of the southern neighbours at No.78 Auckland Street (in terms of the portion of the dwelling most visible to them) and furthermore, from a two-dimensional streetscape perspective insofar as it does not make the dwelling look as wide.

It is noted the adjoining property to the south has its vehicle access and garage near the common boundary with the subject site. The driveway and garage are considered non habitable spaces that are not used for frequently nor extended periods of time given they are visible from the street. It is therefore considered that the proposal's alfresco and extended outdoor living space has no detrimental impact on the privacy of the adjoining property.

It is further noted the existing dividing wall between 80 Auckland Street and 78 Auckland Street is of reasonable height to provide some degree of screening for the adjoining landowners (see **Image 3**). As a result of the redesign, the setback of the alfresco roof to the street has also increased, which further diminishes any impact.



3.7 Streetscape Perspective

A streetscape perspective (see **Attachment 6**) has been prepared illustrating how the design is sympathetic to the topography of the streetscape with 2.2m of crossfall from the northern to southern boundary (left to the right when viewed from the street).

The streetscape perspective also illustrates the graduation in height from No. 31 Gill Street to the subject site and to No. 78 Auckland Street. The proposal achieves the deemed-to-comply height standards and is compatible with the adjoining lots either side of the site.

The streetscape perspective illustrates a clear separation between the dwelling of the subject application and the adjoining lot to the south (78 Auckland Street). Considering the increased setback from the alfresco roof to the southern boundary, the streetscape perspective shows an appropriate distance between the alfresco and the dwelling on the adjoining lot.

It is emphasised that the streetscape does not have a linear, uniform setback, due largely to the orientation of lots which are not perpendicular to the alignment of Auckland Street. There is evidently an eclectic mix of dwelling styles and varied setbacks, which responds to the different eras of development and changes in the local planning framework over time (see **Image 4, 5 and 6**). The streetscape also features carports and garage with varying front setbacks and car parking spaces located in the front setback area.

Varied setbacks are a predominant feature of the streetscape. The current revisions to the subject application have incorporated some greater upper floor setbacks and better graduation which is complementary to the existing built form in the streetscape.

4.0 Planning Framework

4.1 City of Vincent Local Planning Scheme No.2 (LPS2)

Pursuant to the City's Local Planning Scheme No. 2 (**LPS2** or **Scheme**), the subject site is zoned 'Residential' with a density code of R20.

Part 3 of the Scheme sets out the following Residential zone objectives:

i) To provide for a range of housing and a choice of residential densities to meet the needs of the community.

ii) To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.

iii) To provide for a range of non-residential uses, which are compatible with and complementary to residential development.

iv) 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.

v) 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.

vi) To manage residential development in a way that recognises the needs of innovative design and contemporary lifestyles.

vii) 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.

It is submitted that the proposed single dwelling is consistent with the residential zone objectives of the Scheme.

Table 1 of LPS2 sets out the various defined land uses and their permissibility within each respective zone. The proposal is considered a Dwelling (Single House) in accordance with the Scheme. A 'Single House' is defined within the R-Codes as:

"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"

Pursuant to Table 1, a Dwelling (single house) is a 'P' use in the Residential zone which means that the use is permitted if it complies with the relevant development standards and requirements of the Scheme.

4.2 Local Planning Policy – Built Form (LPP 7.1.1)

The City of Vincent Built Form Policy No. 7.1.1 forms part of the local planning policy framework and applies to residential development within the local government area.

The Policy Objectives relating to Design are as follows:

5. Be high quality and well-designed, including both buildings and landscaping;

6. Contribute to public spaces through design and maximise street level interest, articulation, materiality, openness, and interaction between inside and outside;

7. Encourage active participation and have a positive influence on public health by improving walkability and interest for people;

8. Design for a human scale, minimising blank walls and the detrimental impacts of services, utilities and car parking structures;

9. Encourage direct street level pedestrian access wherever possible;

10. Incorporate the principles of Crime Prevention through Environmental Design;

11. Respond to future changes in use, lifestyle and demography;

12. Provide sufficient privacy for residents without the need to retrofit screening devices;

13. Provide natural amenity and landscaping, including areas of deep soil that supports healthy plant and tree growth and contributes to the City's tree canopy, reduces urban heat island effect, and provides natural beauty and amenity to residents and visitors;

It is submitted that the proposal in its latest revised form, where applicable, is consistent with the Design Policy Objectives and the broader design provisions prescribed by the Built Form Local Planning Policy.

5.0 Conclusion

The Applicant is seeking a reconsideration from the City of Vincent for the approval of subdivision for single house on the subject site.

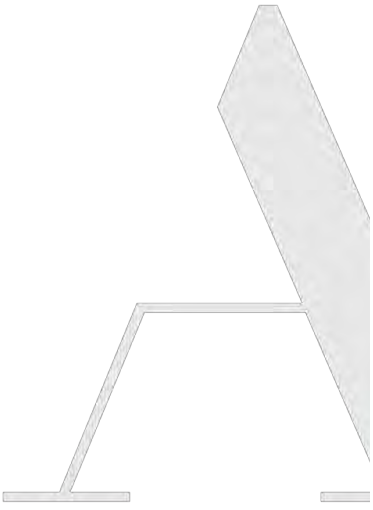
For the reasons outlined in this Report, our view is that the proposed single house is appropriate and well considered having regard to the characteristics of the broader locality and importantly, the unusual particulars of the subject land. It is submitted that it is a proposal that should be considered on its merits, consistent with the planning framework with proper regard given to the relevant policy objectives.

Specifically, the single house does not diminish or impact, in any way, the character of the existing residential area. It is re-emphasised that the proposal has been reduced in scale from the original proposal and considerable concessions have been made by the Applicant to reduce any perceived impacts on adjoining properties and to satisfy the City's local policy framework. The design has incorporated greater graduation as it transitions to the south and greater vertical articulation with increased setbacks to the upper floor to demonstrate a distinguishment from the ground floor.

Accordingly, it is submitted that the proposal warrants approval.

Altus Planning

Attachment 1 – Current Revision of Development Plans



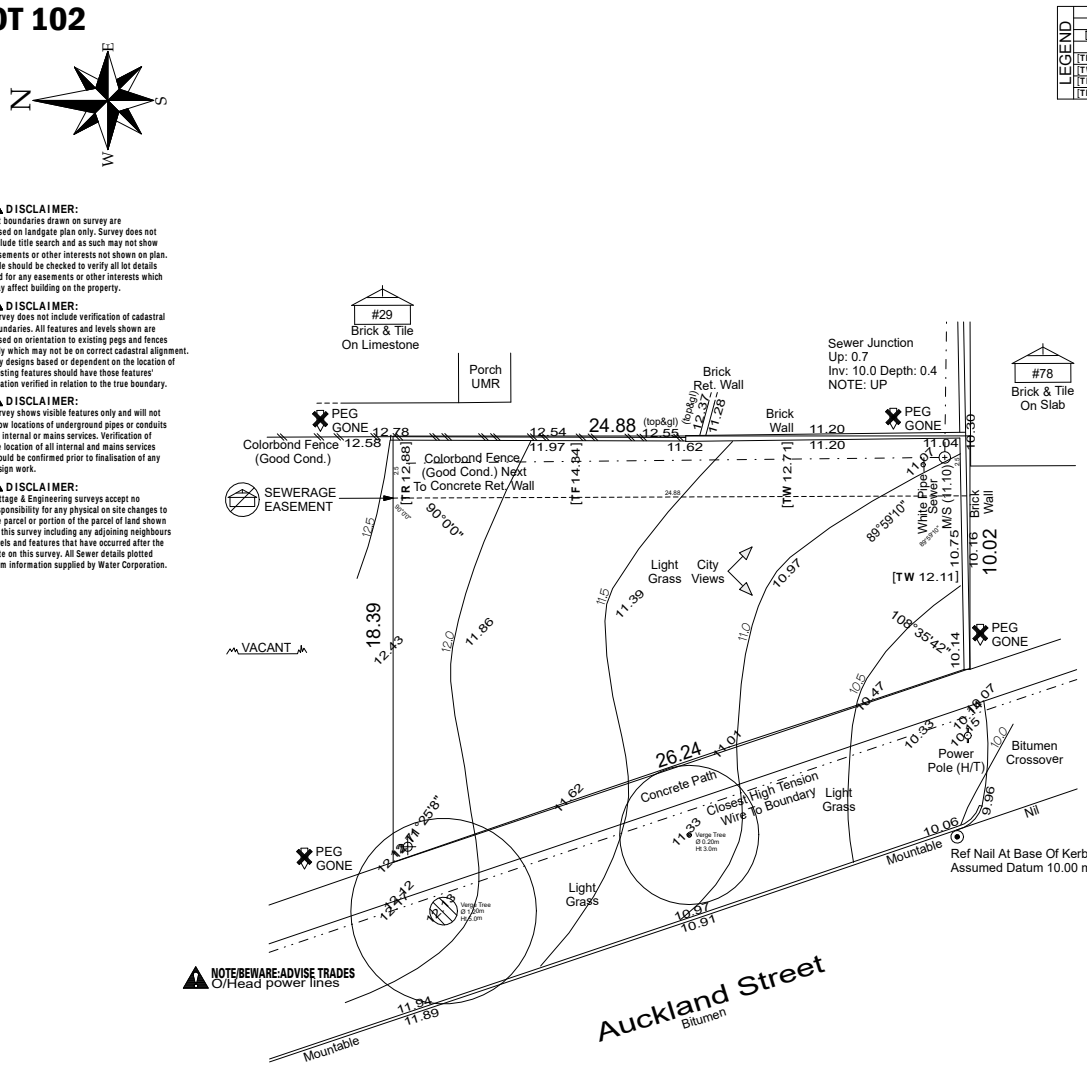
TOWN PLANNING | MEDIATION | ADVOCACY

This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

one - Drafting¥Drawings¥Jobs ArchiCad¥5109 Number 80 Pty Ltd v24¥01 Archicad PLN¥5109 Number 80 Pty Ltd v24.pln

Status: Planning application

LOT 102



DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

LOT MISCLOSE
0.010 m

Scale 1:200
0 2 4 6 8

DISCLAIMER:
HIGH TENSION POWER LINES. CHECK TITLE FOR EASEMENTS AND WESTERN POWER FOR SET-BACKS.

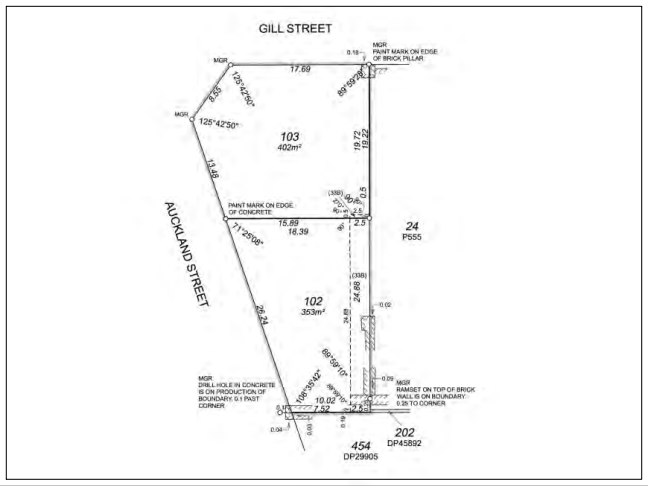
NOTE:
TELSTRA/COMMS. PIT NOT LOCATED ADJACENT TO LOT AT TIME OF SURVEY. VERIFY AVAILABILITY WITH TELSTRA.

Riverstone Custom Homes

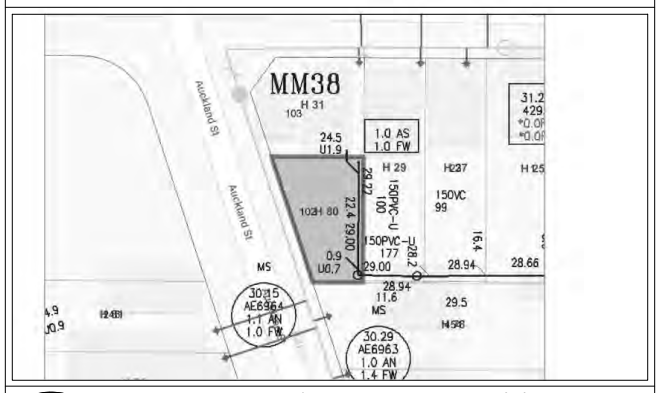
CONTOUR & FEATURE SURVEY

LOT Lot 102 (DP 413590)
ADDRESS #80 Auckland Street, North Perth
LGA CITY OF VINCENT

GPS Lat: -31.919436 Long: 115.845926
SSA No **AREA** 353m² **VOL.** 2963 **FOL.** 981

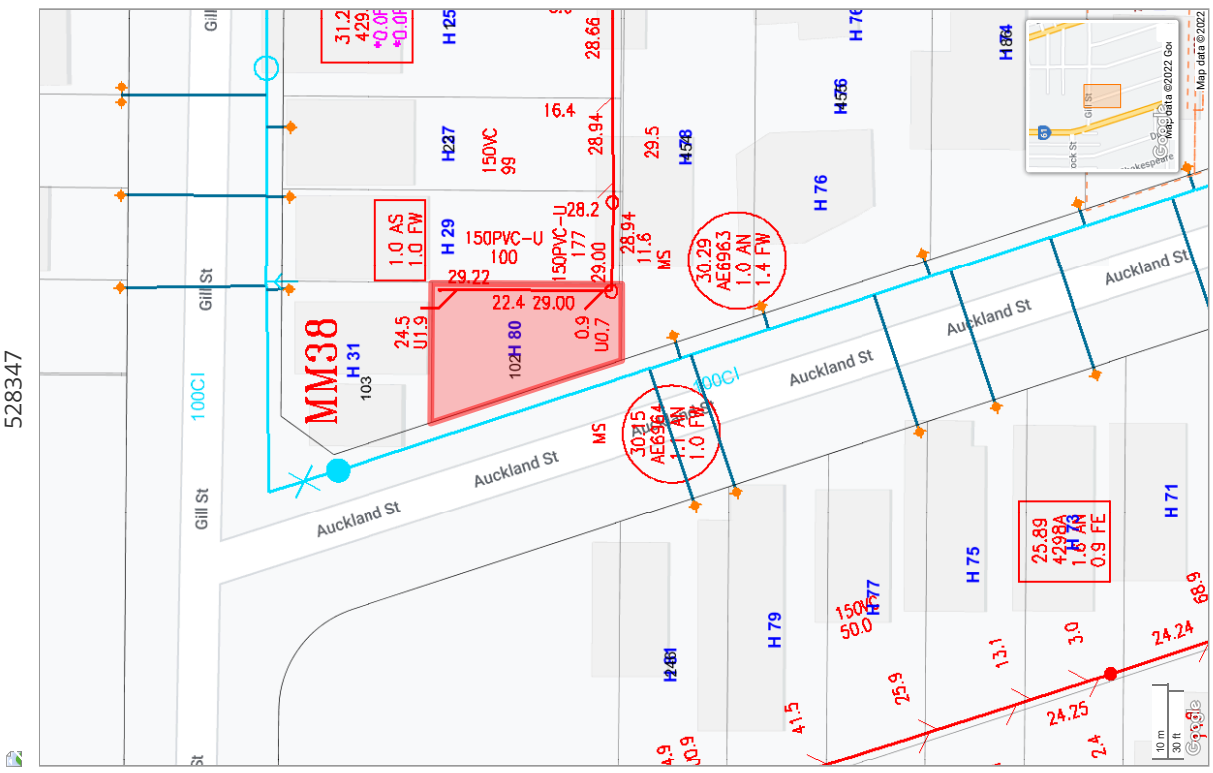


ELEC.	U/Ground / O/Head	**SEWER**	Yes	**ROADS**	Bitumen	**COASTAL**	No (Approx. Only - Confirm With Shire)
GAS	Check Alinta	**COMMS**	Not loc.	**PATH**	Concrete	**SOIL**	Sand
WATER	Yes	**DRAINAGE**	Good	**KERBS**	Non-Mount / Nil	**VEG.**	Light Grass Cover



COTTAGE SURVEYS LICENSED SURVEYORS
87-89 Guthrie St Osborne Park WA 6017
PO Box 1611 Osborne Park BC WA 6917
P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB: 528347 **DATE:** 24 Jun 22 **DRAWN:** J. Genovese



Existing Site Plan Scale: 1:200

Site Plan - Existing

RIVERSTONE
A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. Daniel Zhao
Plot Date: 14/09/2023 at 11:46 AM

Amendments.
DA11 - structural chanegs for Planning - 11/09/23
DA10 - Structural changes for planning - DZ-01/09/23
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06_Council Tweaks-S.McC-31/05/23
DA05-Garge setback increased-S.McC-23/05/23
DA04-WO9 changed to Minor opening-S.McC-22-05-23
DA03 - FF Bath room Layout chanegd as per Council's
DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

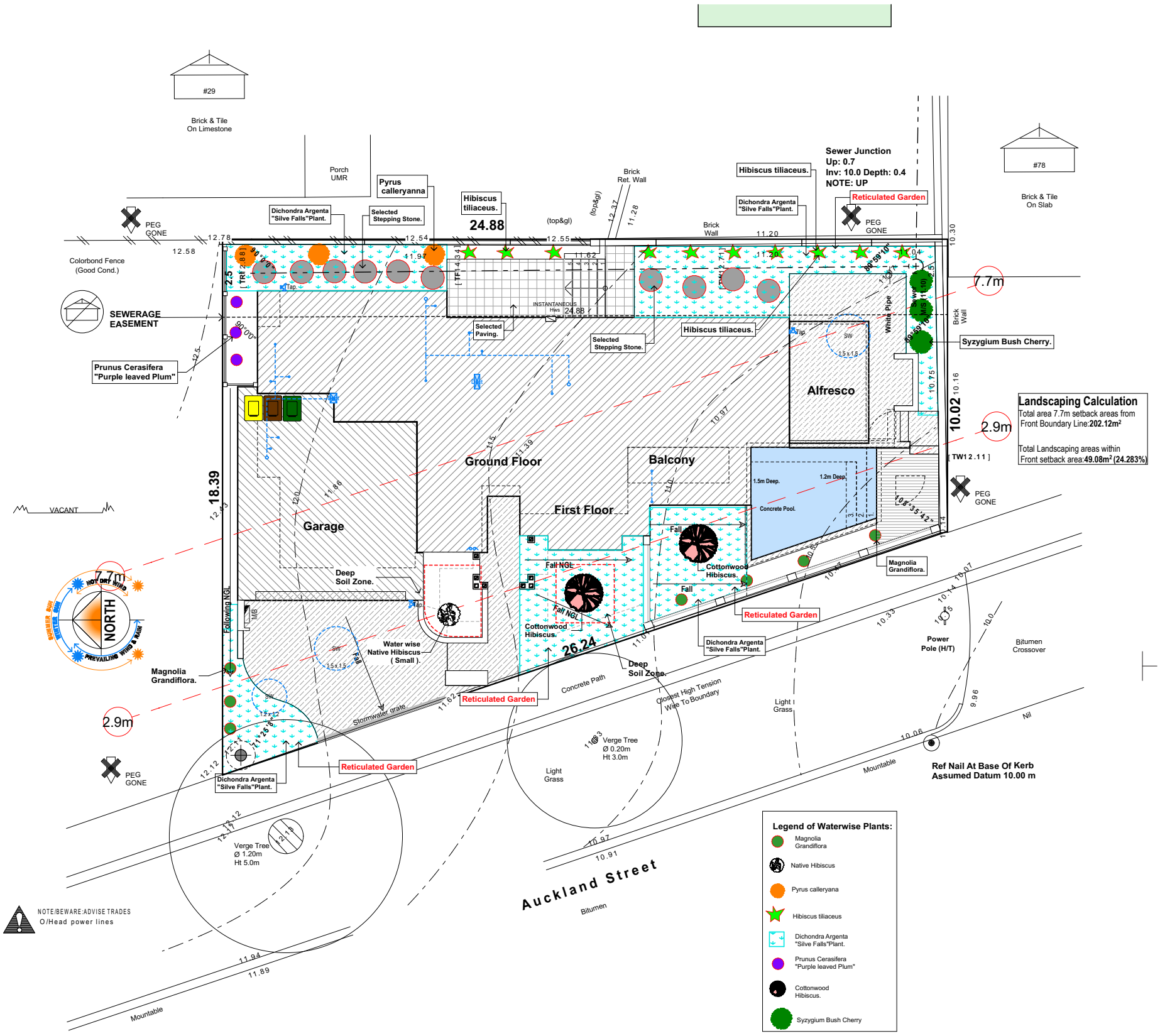
Signatures:
Client:
Client:
Builder:

BAL Rating N/A.
Rev No. DA11
Job No. 5109
Dwn No. 2.01

This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

one - Drafting₩Drawings₩Jobs ArchiCad₩5109 Number 80 Pty Ltd v24₩01 Archicad PLN₩5109 Number 80 Pty Ltd v24.pln

Status: Planning application



Site Plan - Landscaping

Scale: 1:100

RIVERSTONE
A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. Daniel Zhao
Plot Date: 14/09/2023 at 11:46 AM

Amendments.
DA11 - structural chanegs for Planning - 11/09/23
DA10 - Structural changes for planning - DZ-01/09/23
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06_Council Tweaks-S.McC-31/05/23
DA05-Garge setback increased-S.McC-23/05/23
DA04-WO9 changed to Minor opening-S.McC-22-05-23
DA03 - FF Bath room Layout chanegd as per Council's
DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

Signatures:
Client:
Client:
Builder:

BAL Rating: N/A.
Rev No.: DA11
Job No.: 5109
Dwn No.: 2.02

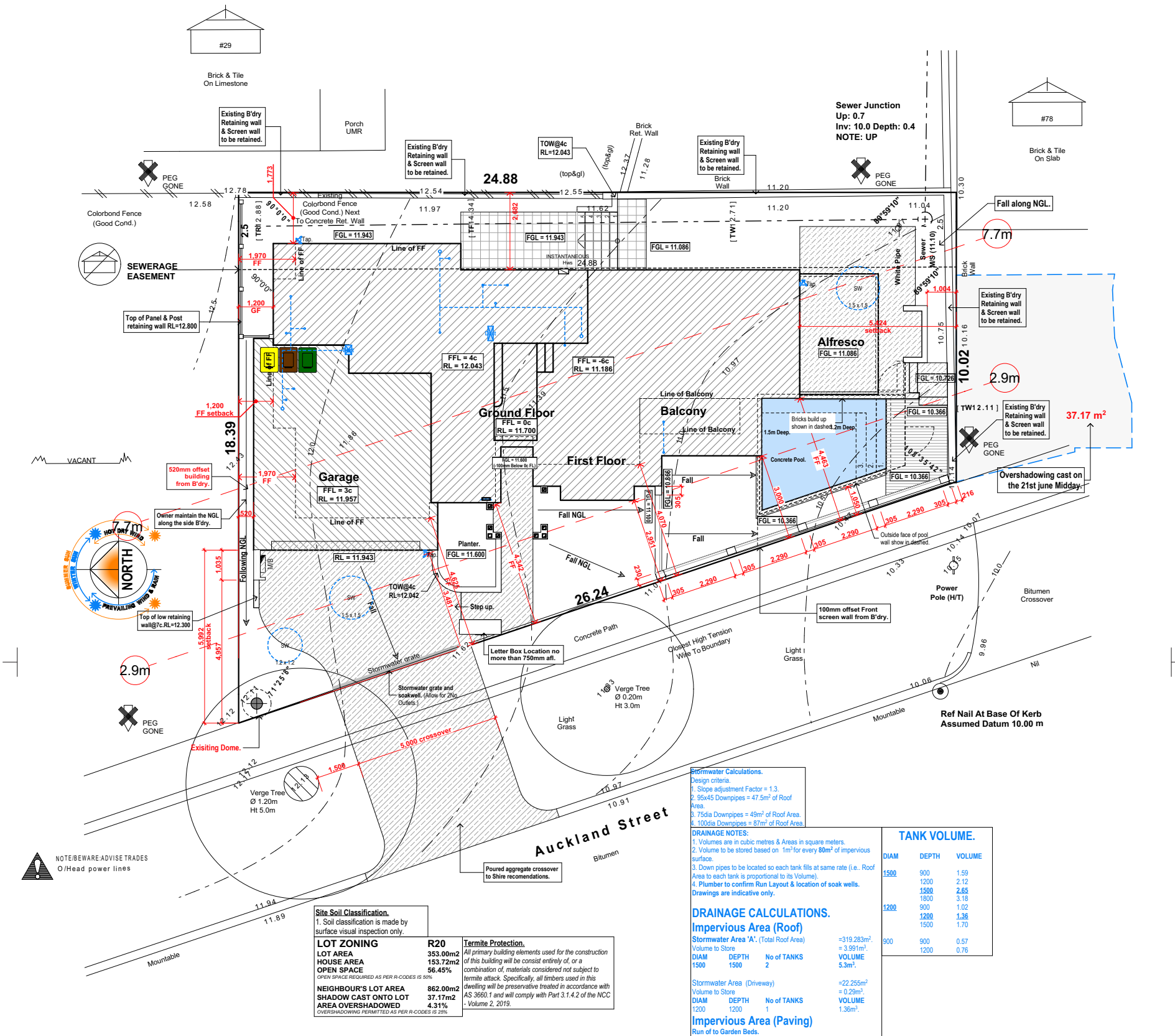
Landscaping

This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

one - Drafting₩Drawings₩Jobs ArchiCad₩5109 Number 80 Pty Ltd v24₩01 Archicad PLN₩5109 Number 80 Pty Ltd v24.pln

Status: Planning application

Area Calculations			
	Name	Area	Perimeter
0 Ground Floor			
	Alfresco	11.4	13,800.2
	Garage	41.5	27,430.0
	Ground Floor	112.3	58,150.3
		165.2 m²	**99,380.5 m**
1 First Floor			
	Balcony	4.2	9,389.3
	First Floor	124.8	57,430.3
		129.0 m²	**66,819.6 m**
		294.2 m²	**166,200.1 m**



Site Soil Classification.
1. Soil classification is made by surface visual inspection only.

LOT ZONING	R20
LOT AREA	353.00m2
HOUSE AREA	153.72m2
OPEN SPACE	56.45%
OPEN SPACE REQUIRED AS PER R-CODES IS 50%	
NEIGHBOUR'S LOT AREA	862.00m2
SHADOW CAST ONTO LOT	37.17m2
AREA OVERSHADOWED	4.31%
OVERSHADOWING PERMITTED AS PER R-CODES IS 25%	

Termite Protection.
All primary building elements used for the construction of this building will be consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with Part 3.1.4.2 of the NCC - Volume 2, 2019.

Stormwater Calculations.
Design criteria.
1. Slope adjustment Factor = 1.3.
2. 95x45 Downpipes = 47.5m² of Roof Area.
3. 75dia Downpipes = 49m² of Roof Area.
4. 100dia Downpipes = 87m² of Roof Area.

DRAINAGE NOTES:
1. Volumes are in cubic metres & Areas in square meters.
2. Volume to be stored based on 1m³ for every **80m²** of impervious surface.
3. Down pipes to be located so each tank fills at same rate (i.e.. Roof Area to each tank is proportional to its Volume).
4. **Plumber to confirm Run Layout & location of soak wells.**
Drawings are indicative only.

DRAINAGE CALCULATIONS.

Impervious Area (Roof)

Stormwater Area 'A'. (Total Roof Area) =319.283m².
Volume to Store = 3.991m³.

DIAM	DEPTH	No of TANKS	VOLUME
1500	1500	2	5.3m³.

Stormwater Area (Driveway) =22.255m²
Volume to Store = 0.29m³.

DIAM	DEPTH	No of TANKS	VOLUME
1200	1200	1	1.36m³.

Impervious Area (Paving)
Run of to Garden Beds.

TANK VOLUME.

DIAM	DEPTH	VOLUME
1500	900	1.59
	1200	2.12
	1500	**2.65**
	1800	3.18
1200	900	1.02
	1200	**1.36**
	1500	1.70
900	900	0.57
	1200	0.76

Site Plan Scale: 1:100

Site Plan - New

BAL Rating: N/A.
Rev No.: DA11
Job No.: 5109
Dwn No.: 2.03

RIVERSTONE
A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. Daniel Zhao
Plot Date: 14/09/2023 at 11:46 AM

Amendments.
DA11 - structural chanegs for Planning - 11/09/23
DA10 - Structural changes for planning - DZ-01/09/23
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06_Council Tweaks-S.McC-31/05/23
DA05-Garge setback increased-S.McC-23/05/23
DA04-WO9 changed to Minor opening-S.McC-22-05-23
DA03 - FF Bath room Layout chanegd as per Council's
DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

Signatures:
Client:
Client:
Builder:

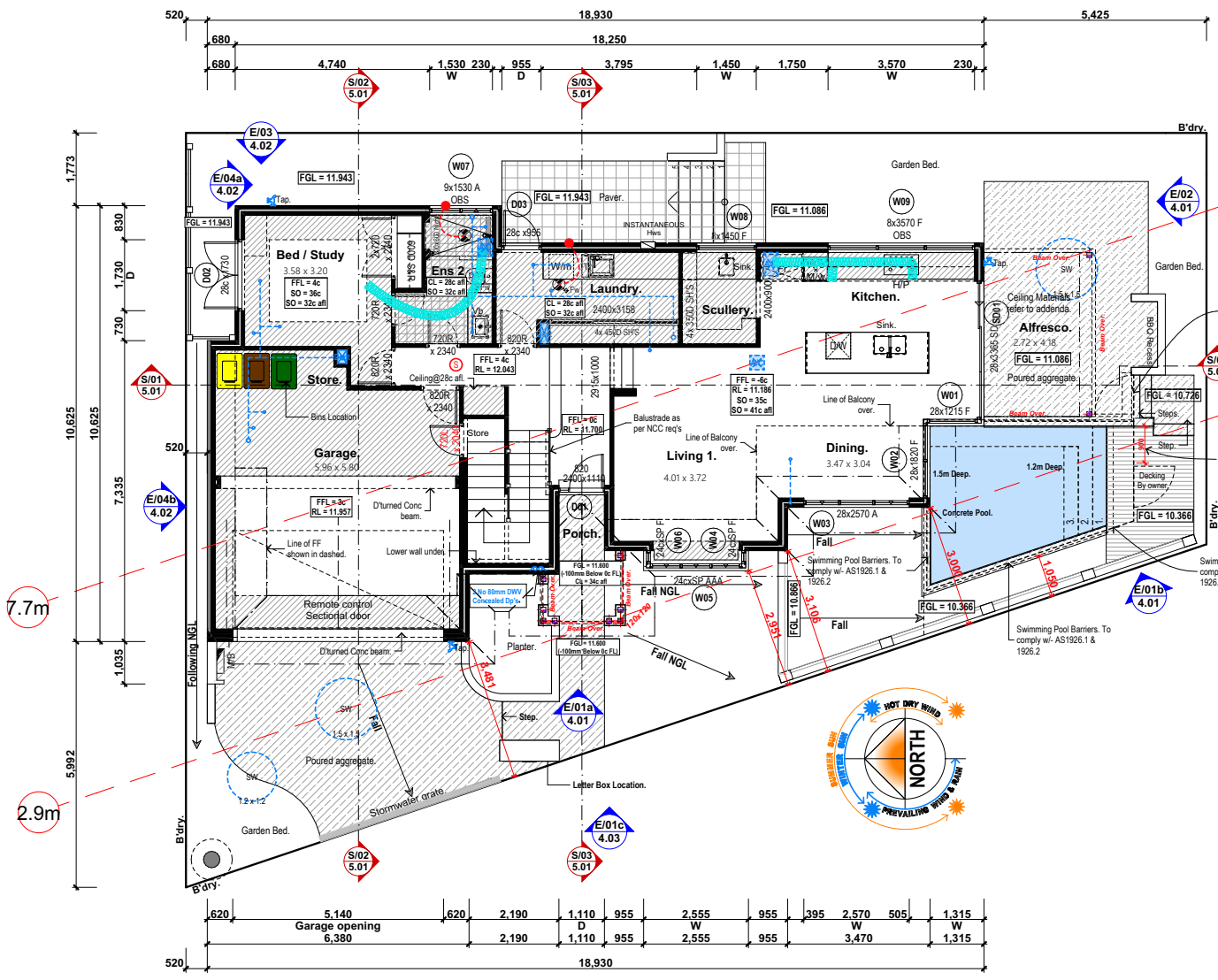
This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

one - Drafting₩Drawings₩Jobs ArchiCad₩5109 Number 80 Pty Ltd v24₩01 Archicad PLN₩5109 Number 80 Pty Ltd v24.pln

Status: Planning application

Area Calculations

	Name	Area	Perimeter
0 Ground Floor			
	Alfresco	11.4	13,800.2
	Garage	41.5	27,430.0
	Ground Floor	112.3	58,150.3
		165.2 m²	**99,380.5 m**
1 First Floor			
	Balcony	4.2	9,389.3
	First Floor	124.8	57,430.3
		129.0 m²	**66,819.6 m**
		294.2 m²	166,200.1 m



Ground Floor

Scale: 1:100

LEGEND

- Smoke Alarm - Hard Wired, Interlinked and to AS 3786-2014
- Exhaust fan - flumed to external air and not into the roof space.
- Wall mounted cold water hose tap
- Water supply for fridge
- Gas bayonet point

COMPLIANCE NOTES

Artificial Lighting | To comply with NCC Vol. 2 Part 3.12.5.5

Fall Prevention | Bedroom windows - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.
All other windows - where the fall height is 4m or greater must have a transom above 865mm and a sill height less than 150mm - No restriction is required to opening.
Refer to NCC V2 Part 3.9.2.6 and 3.9.2.7

Boundary Walls To Provide Fire Seperation | To comply with NCC Vol.2 Part 3.7.3.2

Fireplace | To comply with NCC Vol.2 Part 3.10.7

Parapet/Boundary Fireproofing | To comply with NCC Vol.2 Part 3.7.2.4

Staircase, Balustrade and Handrails | To comply with NCC Vol. 2 Part 3.9.1 and 3.9.2 (Nom. 280 Going x 172 Riser).

Stormwater Drainage | To comply with NCC V2 Part 3.1.3 citing AS 3500.3

Swimming Pool Barriers | To comply with AS 1926.1 and 1926.2

Timber Framing | To comply with AS 1684

Termite Protection | All primary building elements used for the construction of this building will consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with Part 3.1.4.2 of the Buidling Code of Australia - Volume 2, 2019 Amendment 1.

Parapet Walls | FMC Homeguard as physical Termite barrier as per AS 3660.1 - 2014 and will comply with Part 3.1.4.2 of the Buidling Code of Australia - Volume 2, 2019 Amendment 1

Wet areas | To comply with NCC Vol.2 Part 3.8.1

Steelwork | Exposed steel shall have an anti-corrosive treatment in accordance with the NCC 2019

RIVERSTONE

A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. Daniel Zhao
Plot Date: 14/09/2023 at 11:46 AM

Amendments.
DA11 - structural chanegs for Planning - 11/09/23
DA10 - Structural changes for planning - DZ-01/09/23
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06_Council Tweaks-S.McC-31/05/23
DA05-Garge setback increased-S.McC-23/05/23
DA04-WO9 changed to Minor opening-S.McC-22-05-23
DA03 - FF Bath room Layout chanegd as per Council's
DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

Signatures:
Client:
Client:
Builder:

BAL Rating N/A.
Rev No. DA11
Job No. 5109
Dwn No. 2.04

Ground Floor

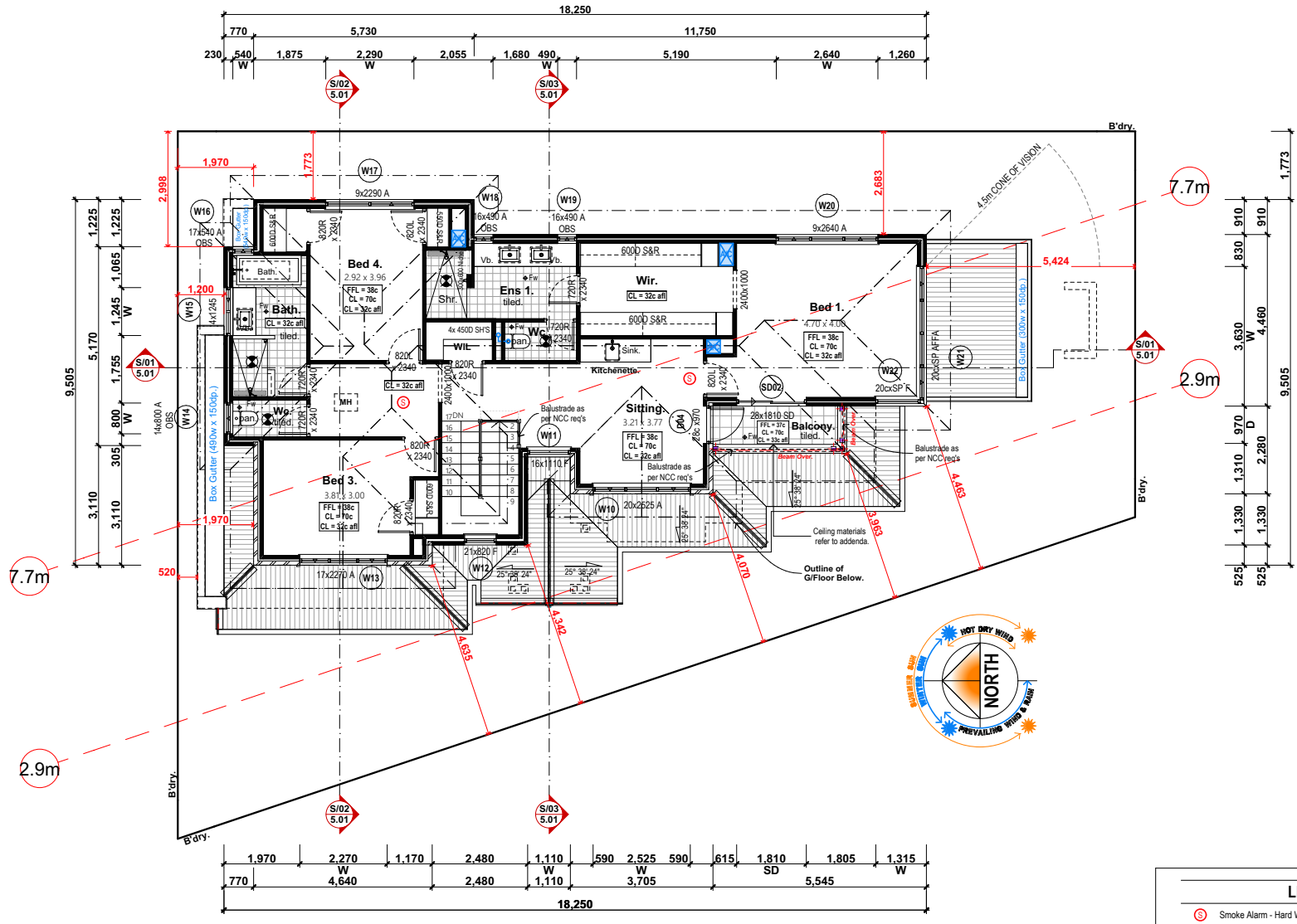
This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

one - Drafting₩Drawings₩Jobs ArchiCad₩5109 Number 80 Pty Ltd v24₩01 Archicad PLN₩5109 Number 80 Pty Ltd v24.pln

Status: Planning application

Area Calculations

	Name	Area	Perimeter
0 Ground Floor			
	Alfresco	11.4	13,800.2
	Garage	41.5	27,430.0
	Ground Floor	112.3	58,150.3
		165.2 m²	**99,380.5 m**
1 First Floor			
	Balcony	4.2	9,389.3
	First Floor	124.8	57,430.3
		129.0 m²	**66,819.6 m**
		294.2 m²	166,200.1 m



LEGEND

- Smoke Alarm - Hard Wired, Interlinked and to AS 3786-2014
- Exhaust fan - flumed to external air and not into the roof space.
- Wall mounted cold water hose tap
- Water supply for fridge
- Gas bayonet point

COMPLIANCE NOTES

Artificial Lighting | To comply with NCC Vol. 2 Part 3.12.5.5

Fall Prevention | Bedroom windows - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.
All other windows - where the fall height is 4m or greater must have a transom above 865mm and a sill height less than 150mm - No restriction is required to opening.
Refer to NCC V2 Part 3.9.2.6 and 3.9.2.7

Boundary Walls To Provide Fire Seperation | To comply with NCC Vol.2 Part 3.7.3.2

Fireplace | To comply with NCC Vol.2 Part 3.10.7

Parapet/Boundary Fireproofing | To comply with NCC Vol.2 Part 3.7.2.4

Staircase, Balustrade and Handrails | To comply with NCC Vol. 2 Part 3.9.1 and 3.9.2 (Nom. 280 Going x 172 Riser).

Stormwater Drainage | To comply with NCC V2 Part 3.1.3 citing AS 3500.3

Swimming Pool Barriers | To comply with AS 1926.1 and 1926.2

Timber Framing | To comply with AS 1684

Termite Protection | All primary building elements used for the construction of this building will consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with Part 3.1.4.2 of the Buidling Code of Australia - Volume 2, 2019 Amendment 1.

Parapet Walls | FMC Homeguard as physical Termite barrier as per AS 3660.1 - 2014 and will comply with Part 3.1.4.2 of the Buidling Code of Australia - Volume 2, 2019 Amendment 1

Wet areas | To comply with NCC Vol.2 Part 3.8.1

Steelwork | Exposed steel shall have an anti-corrosive treatment in accordance with the NCC 2019

First Floor Scale: 1:100

First Floor

BAL Rating: N/A.
Rev No.: DA11
Job No.: 5109
Dwn No.: 2.05

RIVERSTONE
A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. Daniel Zhao
Plot Date: 14/09/2023 at 11:47 AM

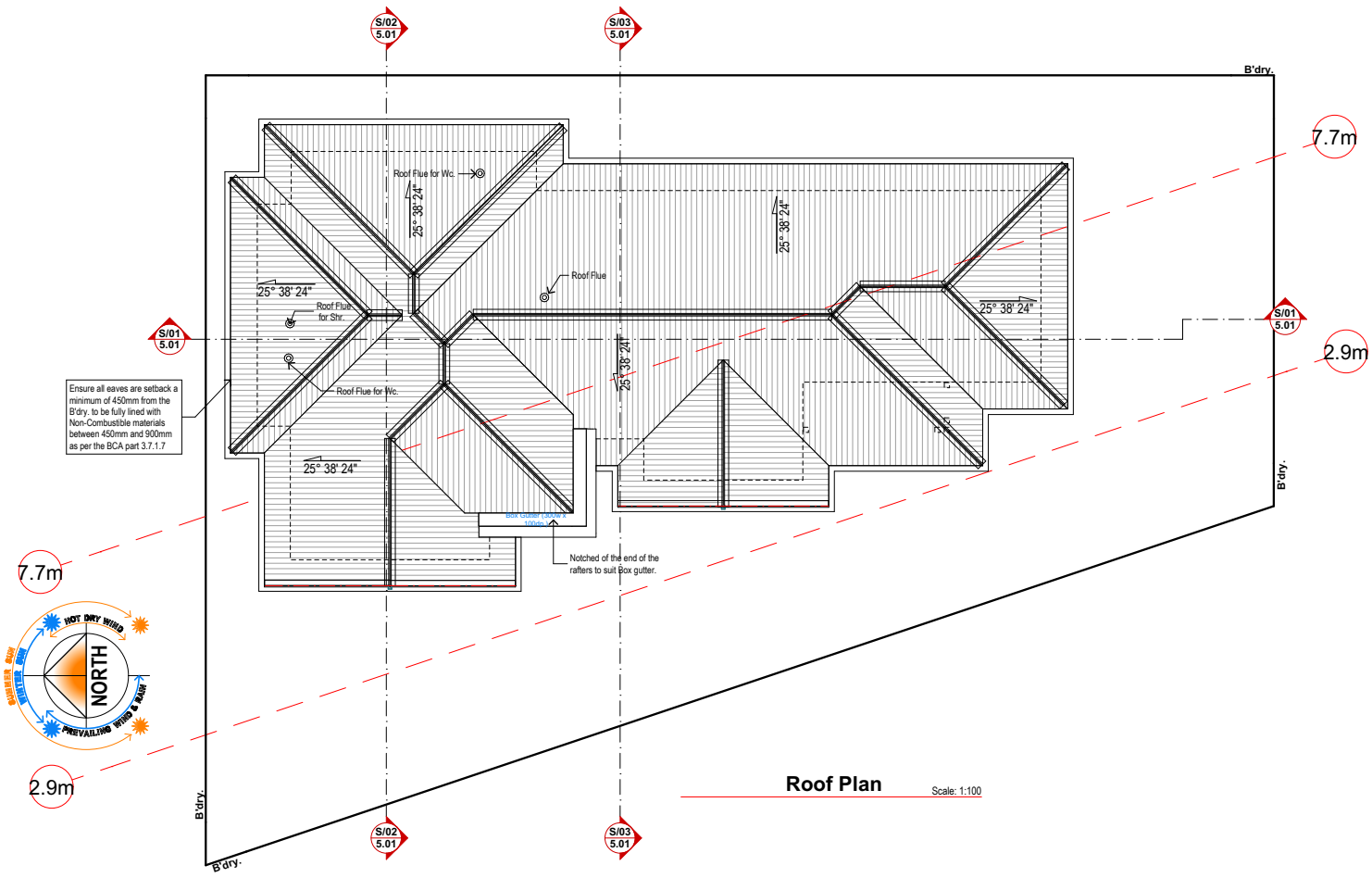
Amendments.
DA11 - structural chanegs for Planning - 11/09/23
DA10 - Structural changes for planning - DZ-01/09/23
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06_Council Tweaks-S.McC-31/05/23
DA05-Garge setback increased-S.McC-23/05/23
DA04-WC9 changed to Minor opening-S.McC-22-05-23
DA03 - FF Bath room Layout chanegd as per Council's
DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

Signatures:
Client:
Client:
Builder:

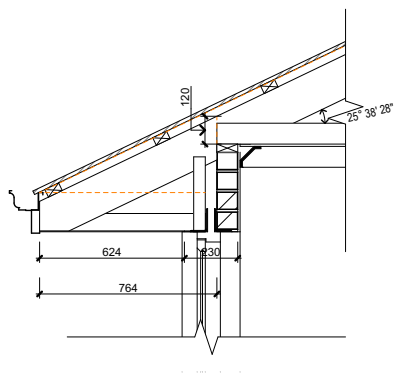
This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

one - Drafting₩Drawings₩Jobs ArchiCad₩5109 Number 80 Pty Ltd v24₩01 Archicad PLN₩5109 Number 80 Pty Ltd v24.pln

Status: Planning application



Roof Plan Scale: 1:100



Eaves Overhang 1:20

LEGEND

- Smoke Alarm - Hard Wired, Interlinked and to AS 3786-2014
- Exhaust fan - flumed to external air and not into the roof space.
- Wall mounted cold water hose tap
- Water supply for fridge
- Gas bayonet point

COMPLIANCE NOTES

Artificial Lighting | To comply with NCC Vol. 2 Part 3.12.5.5

Fall Prevention | Bedroom windows - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.
All other windows - where the fall height is 4m or greater must have a transom above 865mm and a sill height less than 150mm - No restriction is required to opening.
Refer to NCC V2 Part 3.9.2.6 and 3.9.2.7

Boundary Walls To Provide Fire Seperation | To comply with NCC Vol.2 Part 3.7.3.2

Fireplace | To comply with NCC Vol.2 Part 3.10.7

Parapet/Boundary Fireproofing | To comply with NCC Vol.2 Part 3.7.2.4

Staircase, Balustrade and Handrails | To comply with NCC Vol. 2 Part 3.9.1 and 3.9.2 (Nom. 280 Going x 172 Riser).

Stormwater Drainage | To comply with NCC V2 Part 3.1.3 citing AS 3500.3

Swimming Pool Barriers | To comply with AS 1926.1 and 1926.2

Timber Framing | To comply with AS 1684

Termite Protection | All primary building elements used for the construction of this building will consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with Part 3.1.4.2 of the Buidling Code of Australia - Volume 2, 2019 Amendment 1.

Parapet Walls | FMC Homeguard as physical Termite barrier as per AS 3660.1 - 2014 and will comply with Part 3.1.4.2 of the Buidling Code of Australia - Volume 2, 2019 Amendment 1

Wet areas | To comply with NCC Vol.2 Part 3.8.1

Steelwork | Exposed steel shall have an anti-corrosive treatment in accordance with the NCC 2019

BAL Rating: N/A.

Roof Plan

Rev No.: DA11

Job No.: 5109

Dwn No.: 2.06

RIVERSTONE
A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. Daniel Zhao
Plot Date: 14/09/2023 at 11:47 AM

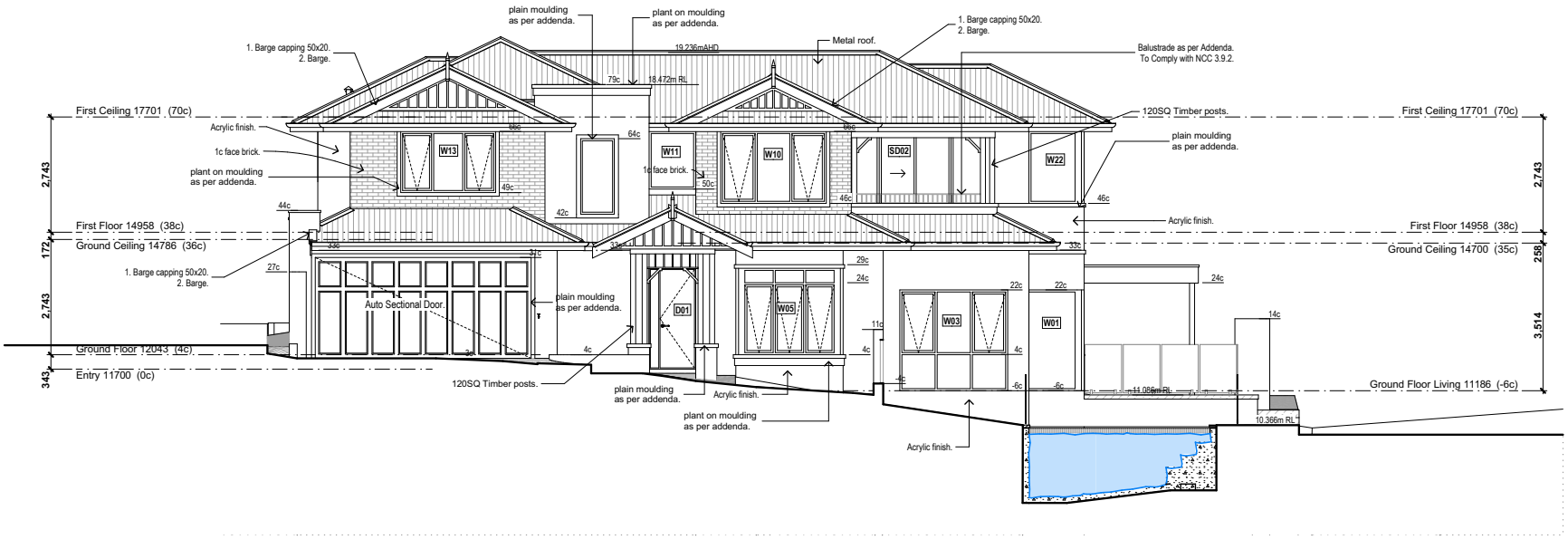
Amendments.
DA11 - structural chanegs for Planning - 11/09/23
DA10 - Structural changes for planning - DZ-01/09/23
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06_Council Tweaks-S.McC-31/05/23
DA05-Garge setback increased-S.McC-23/05/23
DA04-WO9 changed to Minor opening-S.McC-22-05-23
DA03 - FF Bath room Layout chanegd as per Council's
DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

Signatures:
Client:
Client:
Builder:

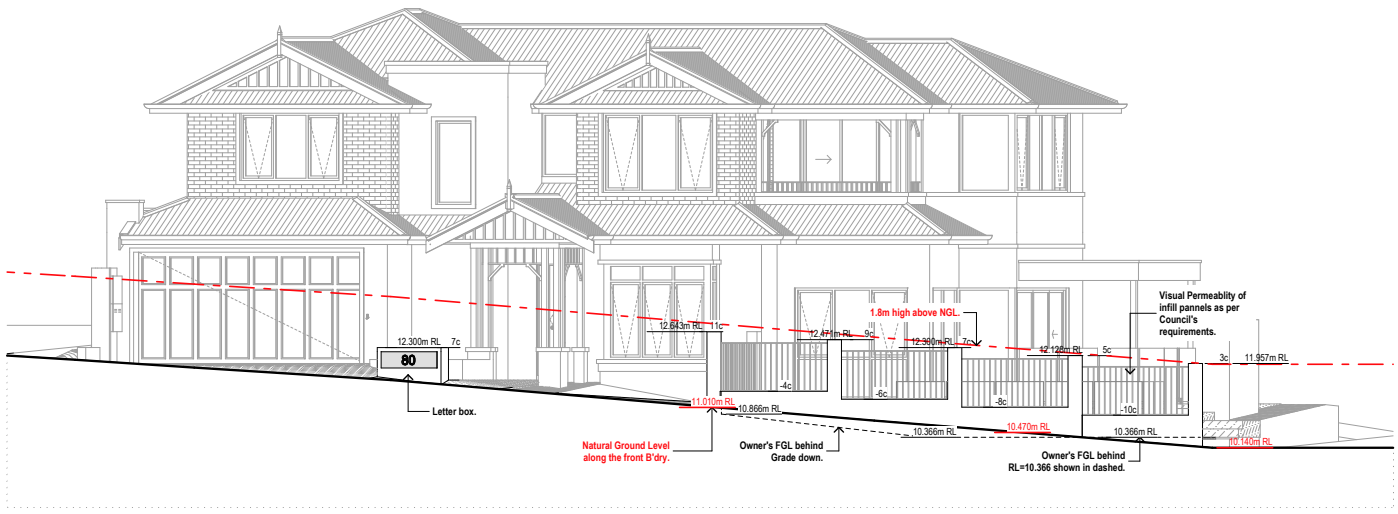
This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

one - Drafting₩Drawings₩Jobs ArchiCad₩5109 Number 80 Pty Ltd v24₩01 Archicad PLN₩5109 Number 80 Pty Ltd v24.pln

Status: Planning application

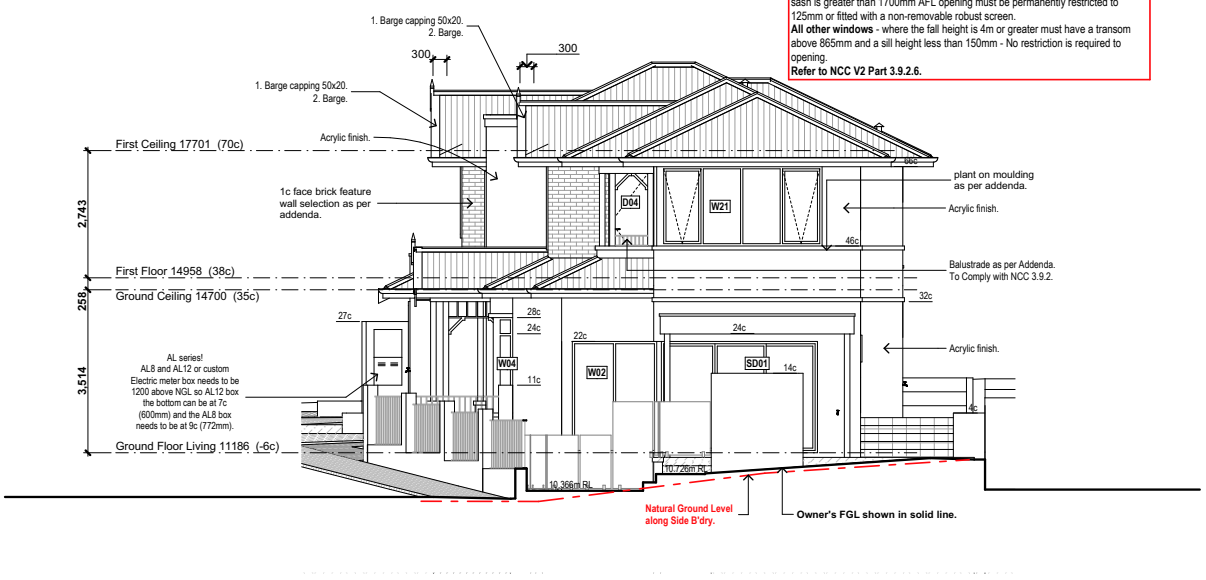


E/01a **West** Scale: 1:100
2.04



E/01b **West** **1:100**
2.04

Note!
Bedroom windows - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.
All other windows - where the fall height is 4m or greater must have a transom above 865mm and a sill height less than 150mm - No restriction is required to opening.
Refer to NCC V2 Part 3.9.2.6.



E/02 **South** Scale: 1:100
2.04

Elevations -

BAL Rating: N/A.
Rev No.: DA11
Job No.: 5109
Dwn No.: 4.01

RIVERSTONE

A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. Daniel Zhao
Plot Date: 14/09/2023 at 11:47 AM

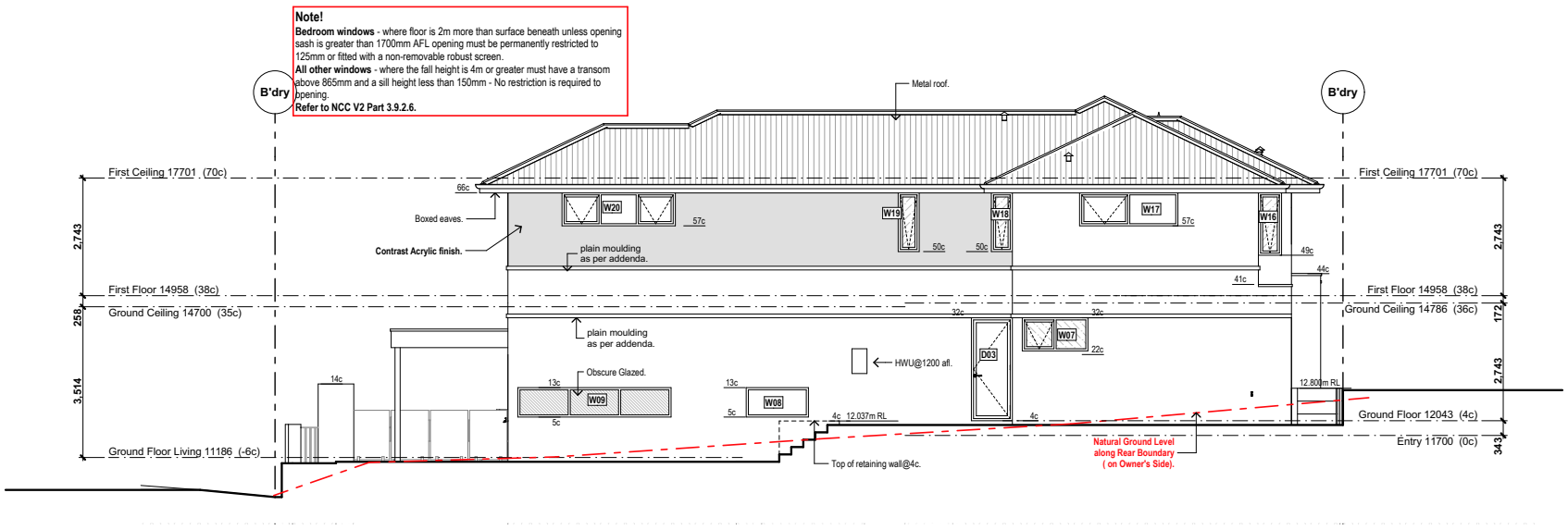
Amendments.
DA11 - structural chanegs for Planning - 11/09/23
DA10 - Structural changes for planning - DZ-01/09/23
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06_Council Tweaks-S.McC-31/05/23
DA05-Garge setback increased-S.McC-23/05/23
DA04-WO9 changed to Minor opening-S.McC-22-05-23
DA03 - FF Bath room Layout chanegd as per Council's
DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

Signatures:
Client:
Client:
Builder:

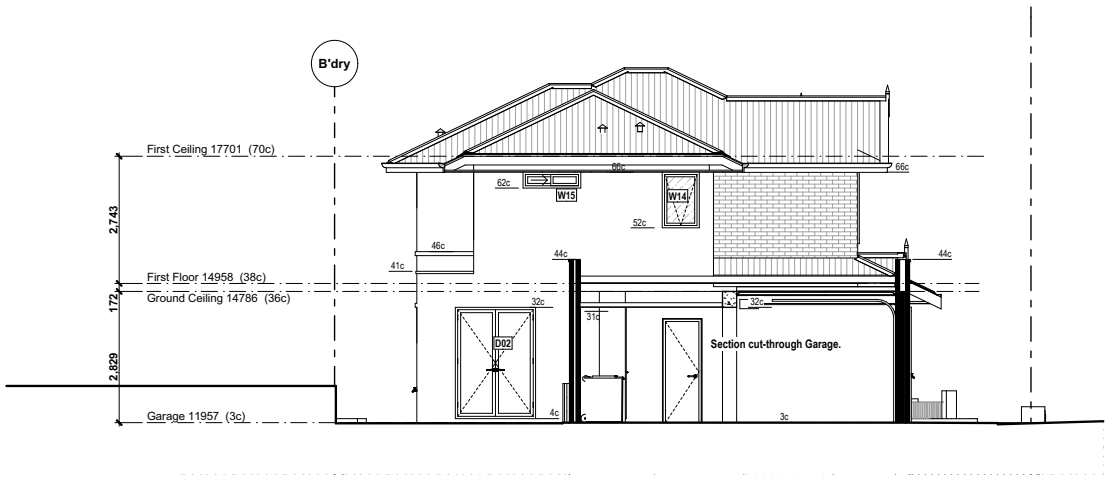
This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

one - Drafting₩Drawings₩Jobs ArchiCad₩5109 Number 80 Pty Ltd v24₩01 Archicad PLN₩5109 Number 80 Pty Ltd v24.pln

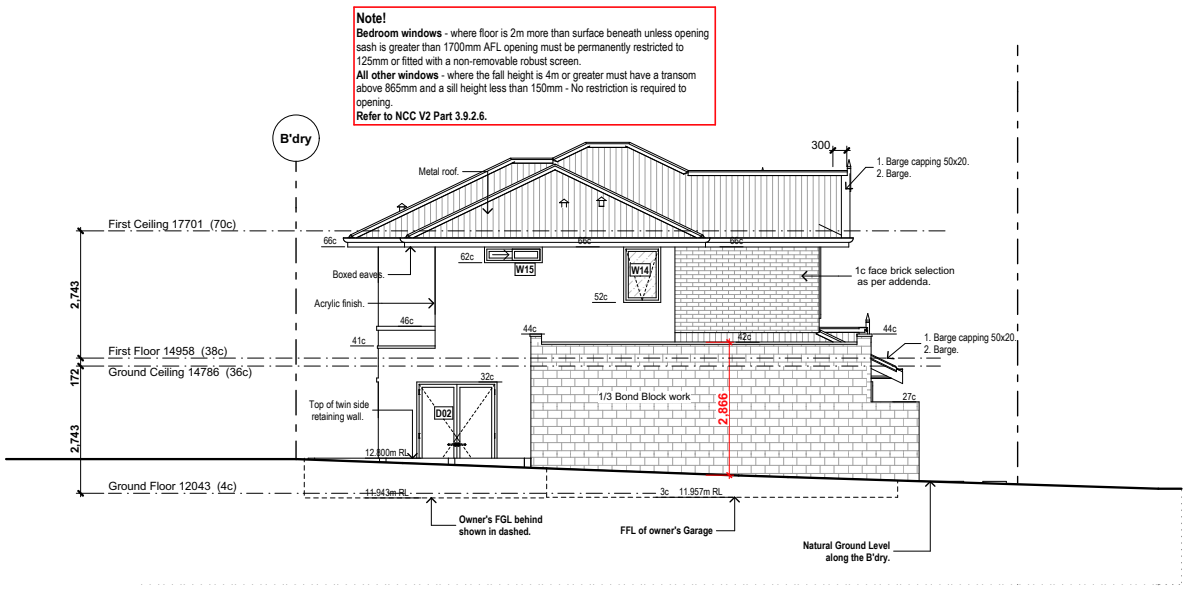
Status:
Planning application



E/03 **East** Scale: 1:100
2.04



E/04a **North** **1:100**
2.04



E/04b **North** Scale: 1:100
2.04

Elevations -

BAL Rating: N/A.
Rev No.: DA11
Job No.: 5109
Dwn No.: 4.02

RIVERSTONE
A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. Daniel Zhao
Plot Date: 14/09/2023 at 11:47 AM

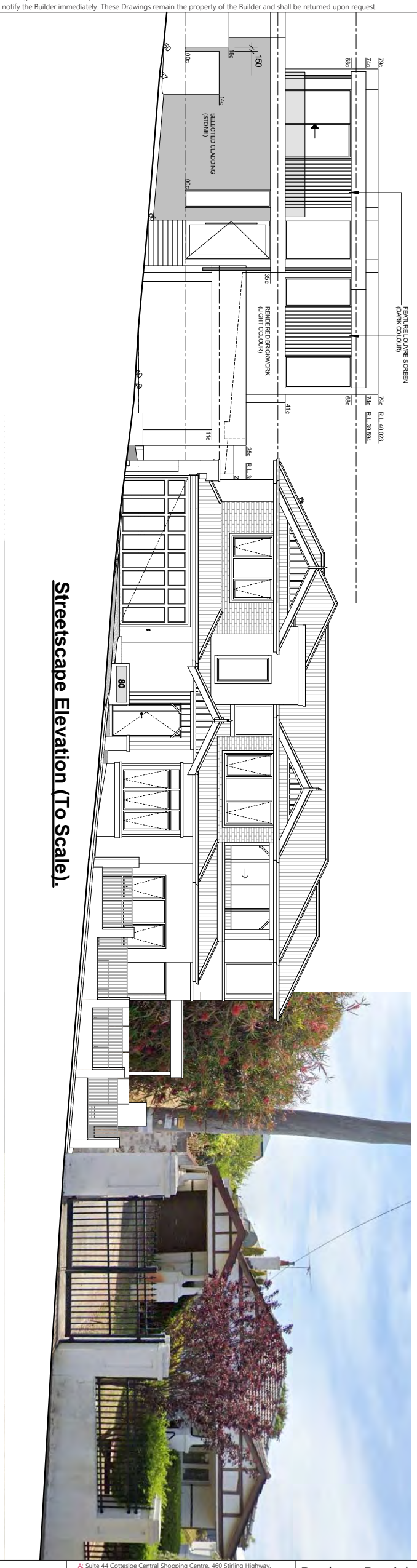
Amendments.
DA11 - structural chanegs for Planning - 11/09/23
DA10 - Structural changes for planning - DZ-01/09/23
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06_Council Tweaks-S.McC-31/05/23
DA05-Garge setback increased-S.McC-23/05/23
DA04-WO9 changed to Minor opening-S.McC-22-05-23
DA03 - FF-Bath room Layout chanegd as per Council's
DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

Signatures:
Client:
Client:
Builder:

This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

one - Drafting₩Drawings₩Jobs ArchiCad₩5109 Number 80 Pty Ltd v24₩01 Archicad PLN₩5109 Number 80 Pty Ltd v24.pln

Status: Planning application



Streetscape Elevation (To Scale).

Streetscape Perspective.

#LayID E/01c West Scale: 1:100

RIVERSTONE

A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

© Copyright
Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. Daniel Zhao
Plot Date: 14/09/2023 at 11:47 AM

Amendments.
DA11 - structural chanegs for Planning - 11/09/23
DA10 - Structural changes for planning - DZ-01/09/23
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06_Council Tweaks-S.McC-31/05/23
DA05-Garge setback increased-S.McC-23/05/23
DA04-WO9 changed to Minor opening-S.McC-22-05-23
DA03 - FF Bath room Layout chanegd as per Council's
DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

Signatures:
Client:
Client:
Builder:

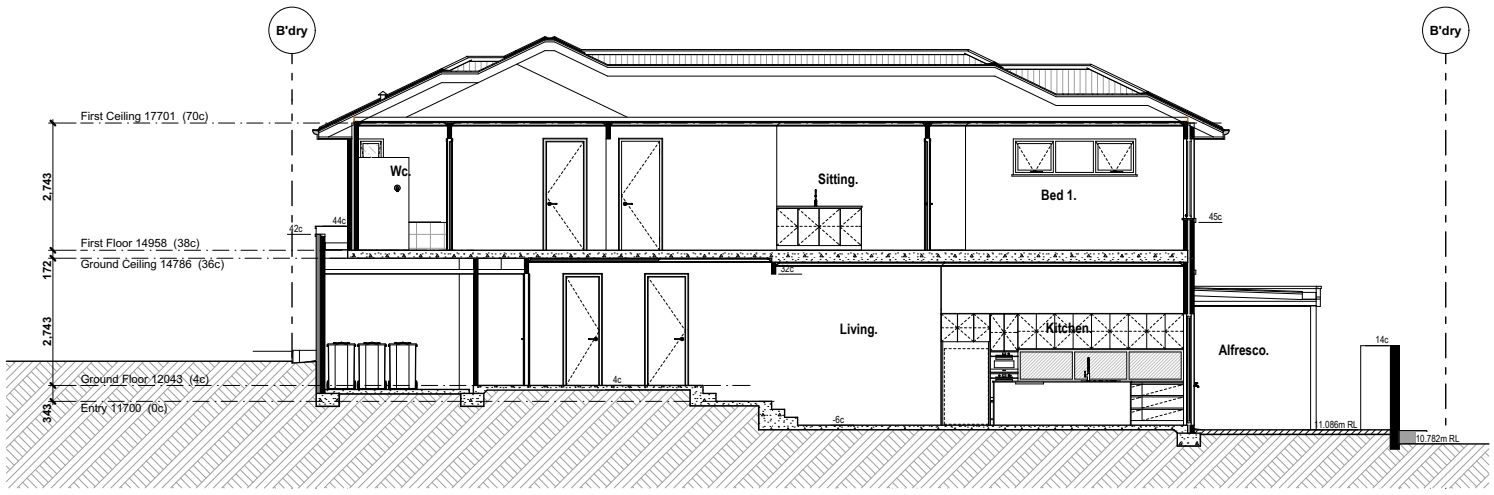
Street Scape

BAL Rating N/A.
Rev No. DA11
Job No. 5109
Dwn No. : 4.03

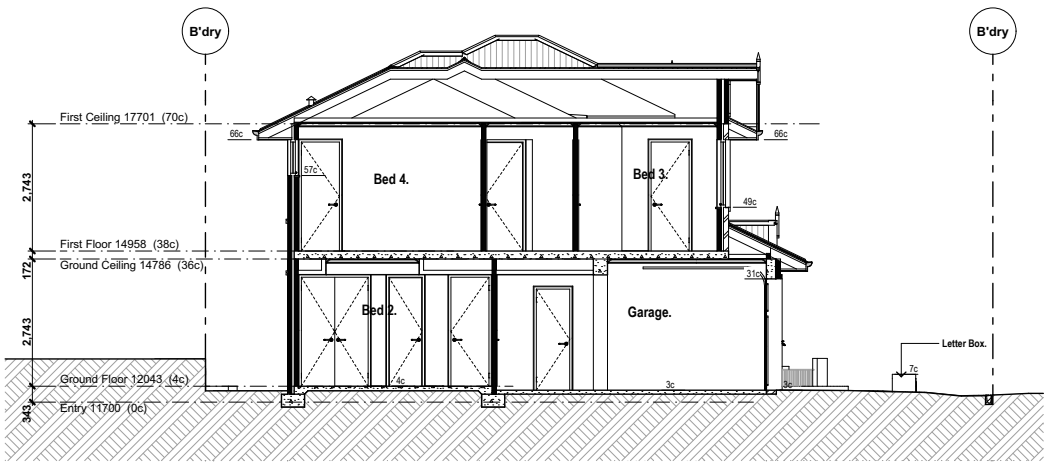
This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

one - Drafting₩Drawings₩Jobs ArchiCad₩5109 Number 80 Pty Ltd v24₩01 Archicad PLN₩5109 Number 80 Pty Ltd v24.pln

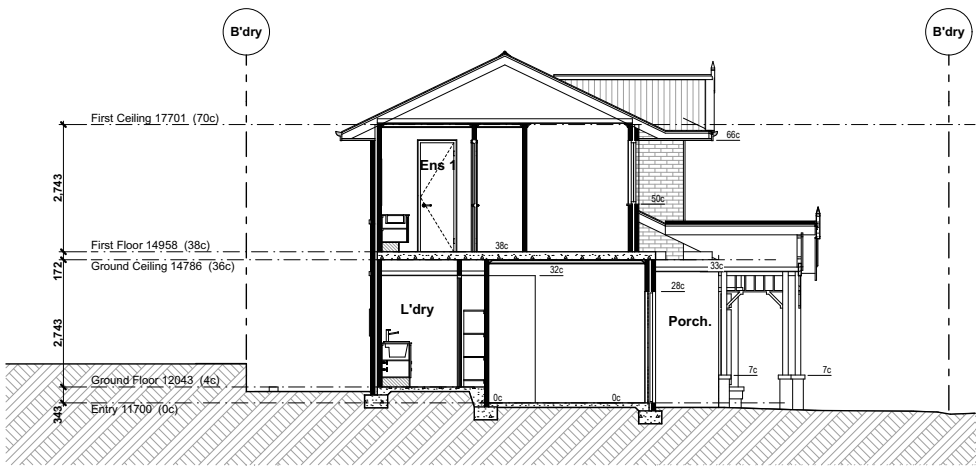
Status: Planning application



S/01 **Section** **1:100**
2.04



S/02 **Section** **1:100**
2.04



S/03 **Section** Scale: 1:100
2.04

Sections

BAL Rating	N/A.
Rev No.	DA11
Job No.	5109
Dwn No :	5.01

RIVERSTONE

A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

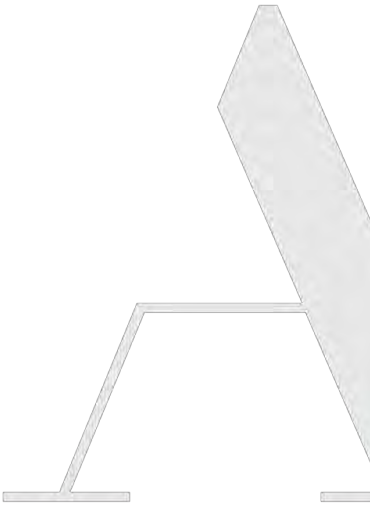
Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. Daniel Zhao
Plot Date. 14/09/2023 at 11:47 AM

Amendments.
DA11 - structural chanegs for Planning - 11/09/23
DA10 - Structural changes for planning - DZ-01/09/23
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06, Council Tweaks-S.McC-31/05/23
DA05-Garge setback increased-S.McC-23/05/23
DA04-WO9 changed to Minor opening-S.McC-22-05-23
DA03 - FF Bath room Layout chaneqd as per Council's
DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

Signatures:
Client:
Client:
Builder:

Attachment 2 – Approved Development Plans (Amendment) 2021



TOWN PLANNING | MEDIATION | ADVOCACY

CITY OF VINCENT
DA No. 5.2021.121.1

28 May 2021

APPROVED
Refer to Decision Notice

Senior Urban Planner

SITE COVER CALC'S.	
R-CODE:	R20
SITE AREA:	353m²
SITE COVER (ENCLOSED AREA)	
HOUSE:	126.90m²
GARAGE:	51.46m²
TOTAL:	178.36m², 50.53%
(OPEN SPACE:	174.64m², 49.47%)

CITY OF VINCENT
RECEIVED
13 MAY 2021

Site Plan
1:200

MINOR AMENDMENTS TO DEVELOPMENT APPLICATION
(DA.No.5.2020.206.1 CITYOF VINCENT 10 JULY 2020)

REVISION NO. DA_01 Issue Date: 30/03/2021

JOB NUMBER : IC_054_Giorgi_Auckland

PROJECT NAME : Private Residence

DRAWING TITLE : MINOR DA AMENDMENT SITE PLAN

Site: Lot 102 (HN: 80) Auckland Street North Perth

DRAWING NO. DA.02

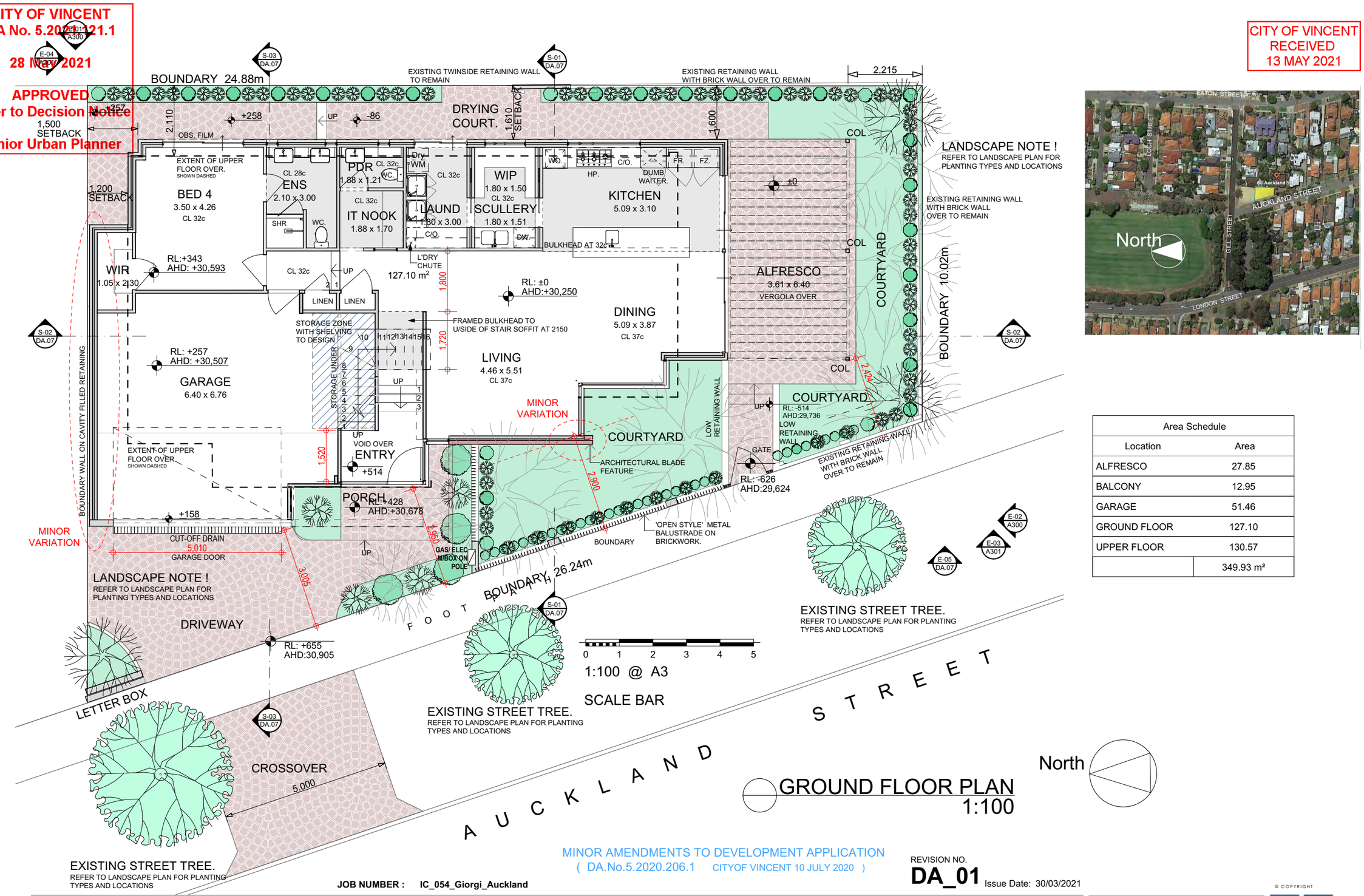
Plot Date: 13/05/2021

ARCHITECT
Giorgi Group Ph: 9443 3700
www.giorgigroup.com.au

© COPYRIGHT
GiorgiGroup ARCHITECTS

CITY OF VINCENT
DA No. 5.2021.121.1
28 MAY 2021
APPROVED
Refer to Decision Notice
Senior Urban Planner

CITY OF VINCENT
RECEIVED
13 MAY 2021



Area Schedule	
Location	Area
ALFRESCO	27.85
BALCONY	12.95
GARAGE	51.46
GROUND FLOOR	127.10
UPPER FLOOR	130.57
	349.93 m²

GROUND FLOOR PLAN
1:100

MINOR AMENDMENTS TO DEVELOPMENT APPLICATION
(DA.No.5.2020.206.1 CITYOF VINCENT 10 JULY 2020)

REVISION NO. **DA_01** Issue Date: 30/03/2021

JOB NUMBER : IC_054_Giorgi_Auckland

PROJECT NAME : **Private Residence**

DRAWING TITLE : **MINOR DA AMENDMENT GROUND FLOOR PLAN**

Site: Lot 102 (HN: 80) Auckland Street North Perth

DRAWING NO. **DA.03**

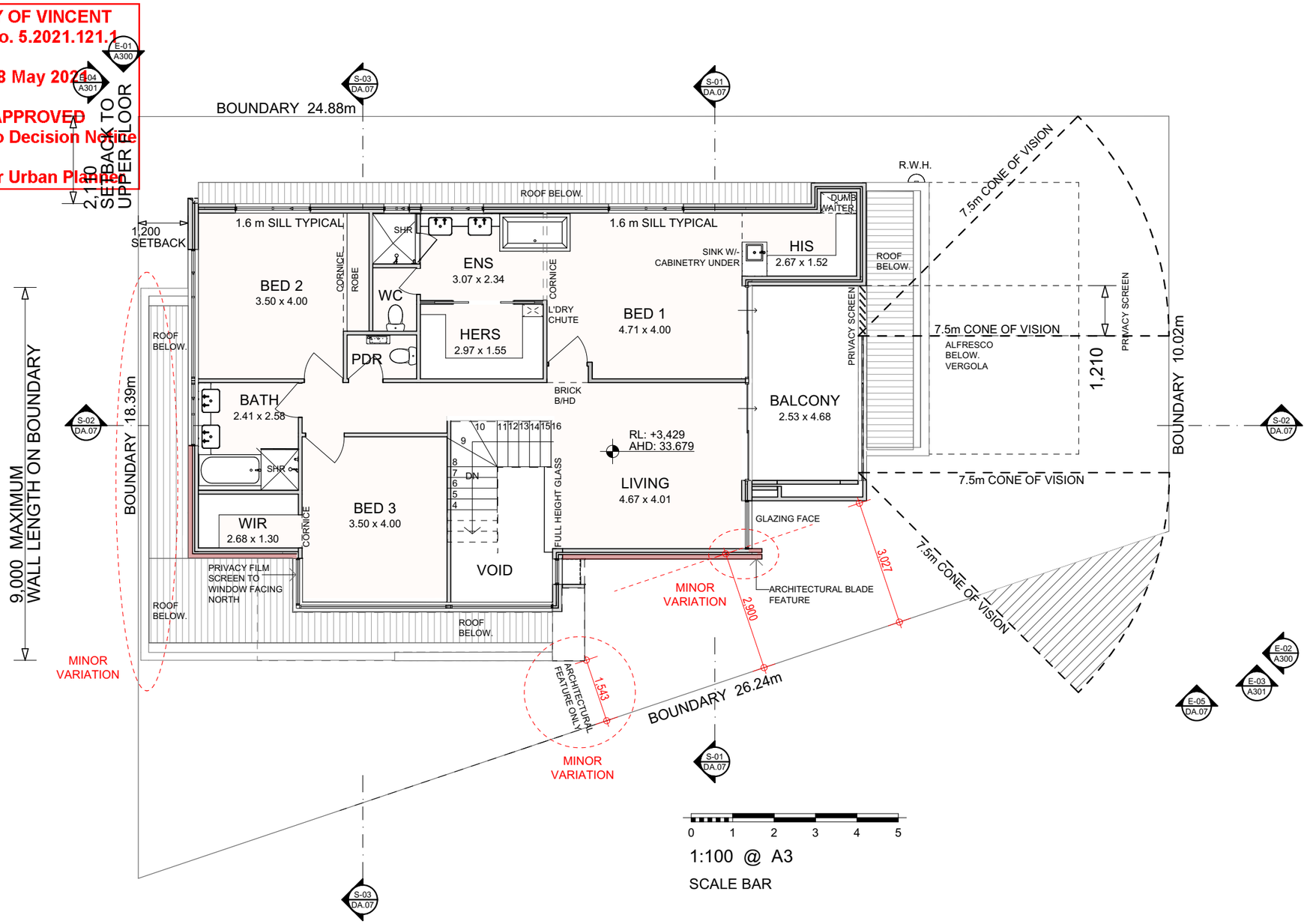
Plot Date: 13/05/2021

ARCHITECT
Giorgi Group Ph: 9443 3700
www.giorgigroup.com.au

© COPYRIGHT
GiorgiGroup ARCHITECTS

CITY OF VINCENT
DA No. 5.2021.121.1
28 May 2021
APPROVED
Refer to Decision Notice
Senior Urban Planner

CITY OF VINCENT
RECEIVED
13 MAY 2021



Area Schedule	
Location	Area
ALFRESCO	27.85
BALCONY	12.95
GARAGE	51.46
GROUND FLOOR	127.10
UPPER FLOOR	130.57
	349.93 m²

UPPER FLOOR PLAN
1:100

MINOR AMENDMENTS TO DEVELOPMENT APPLICATION
(DA.No.5.2020.206.1 CITYOF VINCENT 10 JULY 2020)

REVISION NO. **DA_01** Issue Date: 30/03/2021

JOB NUMBER : IC_054_Giorgi_Auckland

PROJECT NAME : **Private Residence**

DRAWING TITLE : **MINOR DA AMENDMENT UPPER FLOOR PLAN**

Site: Lot 102 (HN: 80) Auckland Street North Perth

DRAWING NO. **DA.04**

Plot Date: 13/05/2021

ARCHITECT
Giorgi Group Ph: 9443 3700
www.giorgigroup.com.au

© COPYRIGHT
GiorgiGroup ARCHITECTS

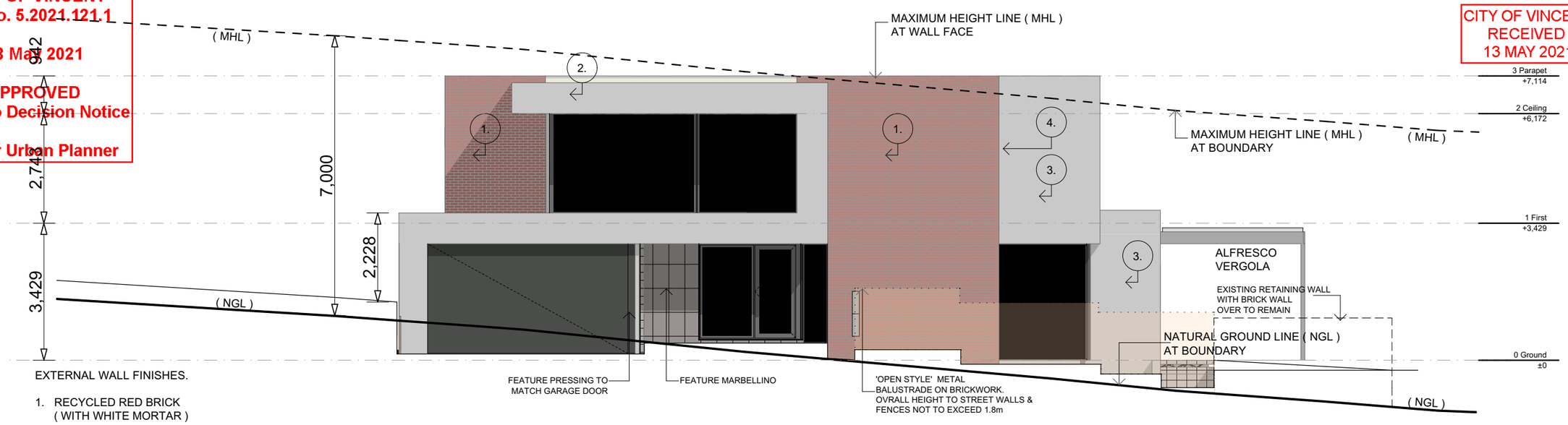
CITY OF VINCENT
DA No. 5.2021.121.1

28 May 2021

APPROVED
Refer to Decision Notice

Senior Urban Planner

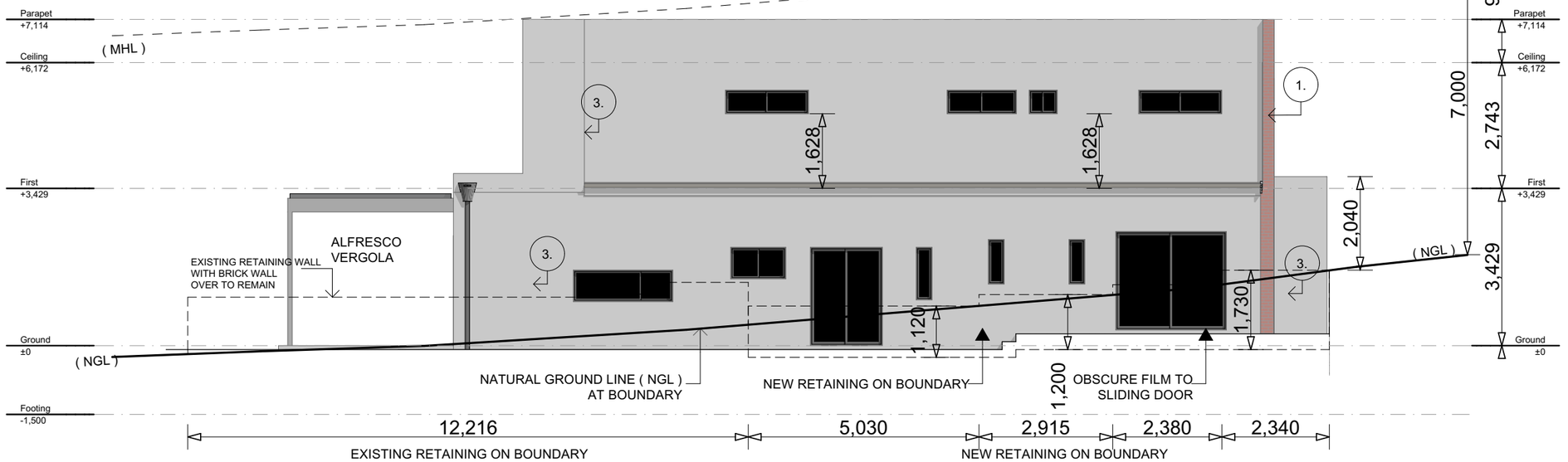
CITY OF VINCENT
RECEIVED
13 MAY 2021



EXTERNAL WALL FINISHES.

1. RECYCLED RED BRICK (WITH WHITE MORTAR)
2. 'WHITE' PAINTED TEXTURE COATED EXTERNAL BOARD.
3. WHITE PAINTED SAND FINISH RENDER (TYPICAL TO ALL WALL SURFACES)
4. DARK GREY PAINTED SAND FINISH RENDER

E-03 E-03 West Elevation
1:100



E-01 E-01 East Elevation
1:100

MINOR AMENDMENTS TO DEVELOPMENT APPLICATION
(DA.No.5.2020.206.1 CITYOF VINCENT 10 JULY 2020)

REVISION NO.
DA_01 Issue Date: 30/03/2021

JOB NUMBER : IC_054_Giorgi_Auckland

PROJECT NAME :
Private Residence

DRAWING TITLE :
MINOR DA AMENDMENT ELEVATIONS

Site:
Lot 102 (HN: 80) Auckland Street North Perth

DRAWING NO.
DA.05

Plot Date: 13/05/2021

ARCHITECT
Giorgi Group Ph: 9443 3700
www.giorgigroup.com.au

© COPYRIGHT
GiorgiGroup ARCHITECTS

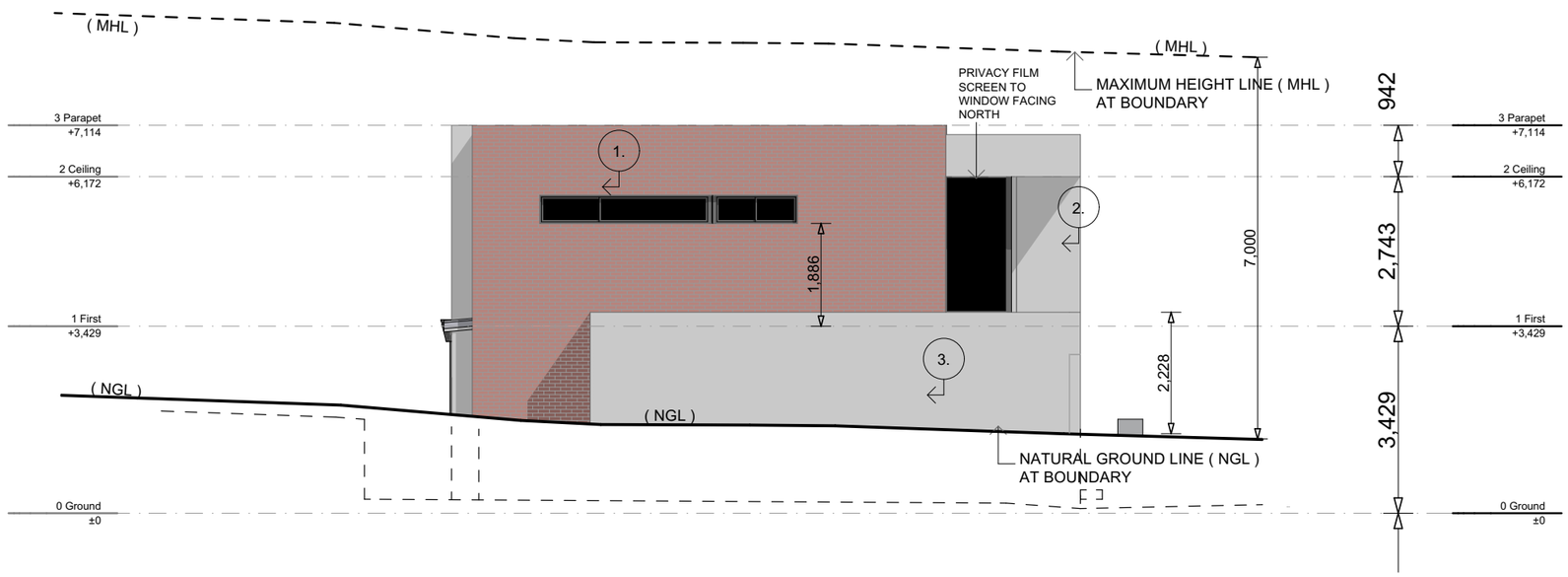
CITY OF VINCENT
DA No. 5.2021.121.1

28 May 2021

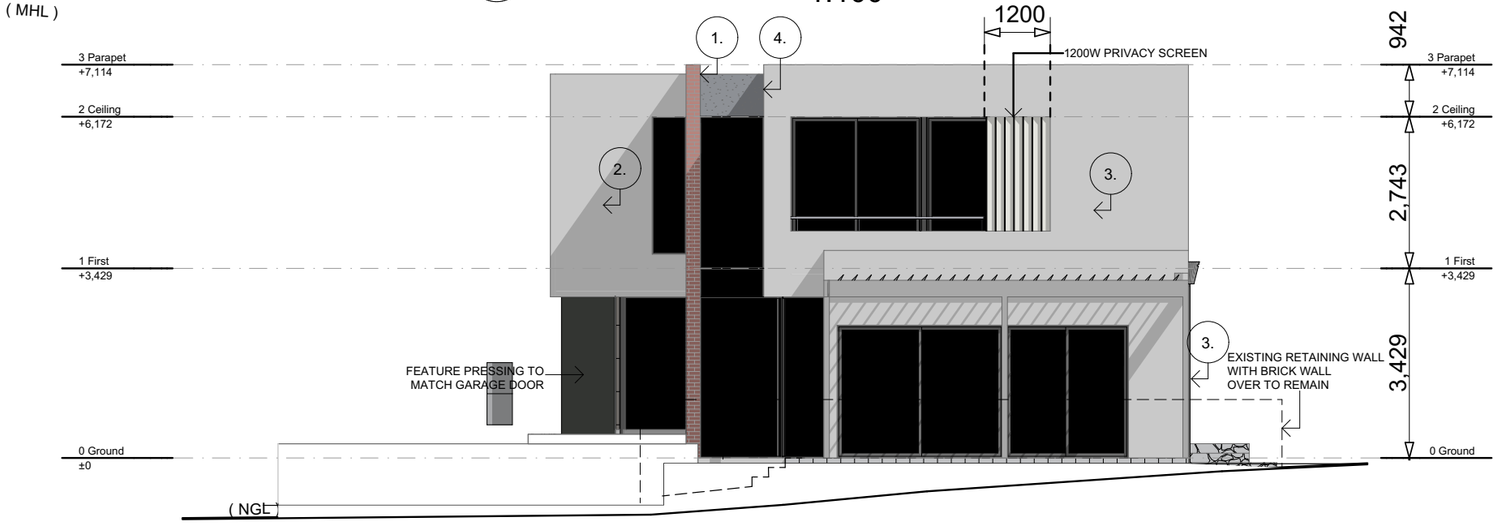
APPROVED
Refer to Decision Notice

Senior Urban Planner

CITY OF VINCENT
RECEIVED
13 MAY 2021



E-04 E-04 North Elevation
1:100



E-02 E-02 South Elevation
1:100

EXTERNAL WALL FINISHES.

1. RECYCLED RED BRICK (WITH WHITE MORTAR)
2. 'WHITE' PAINTED TEXTURE COATED EXTERNAL BOARD.
3. WHITE PAINTED SAND FINISH RENDER (TYPICAL TO ALL WALL SURFACES)
4. DARK GREY PAINTED SAND FINISH RENDER

MINOR AMENDMENTS TO DEVELOPMENT APPLICATION
(DA.No.5.2020.206.1 CITYOF VINCENT 10 JULY 2020)

REVISION NO. **DA_01** Issue Date: 30/03/2021

JOB NUMBER : IC_054_Giorgi_Auckland

PROJECT NAME :
Private Residence

DRAWING TITLE :
MINOR DA AMENDMENT ELEVATIONS

Site:
Lot 102 (HN: 80) Auckland Street North Perth

DRAWING NO.
DA.06

Plot Date: 13/05/2021

ARCHITECT
Giorgi Group Ph: 9443 3700
www.giorgigroup.com.au

© COPYRIGHT
GiorgiGroup ARCHITECTS

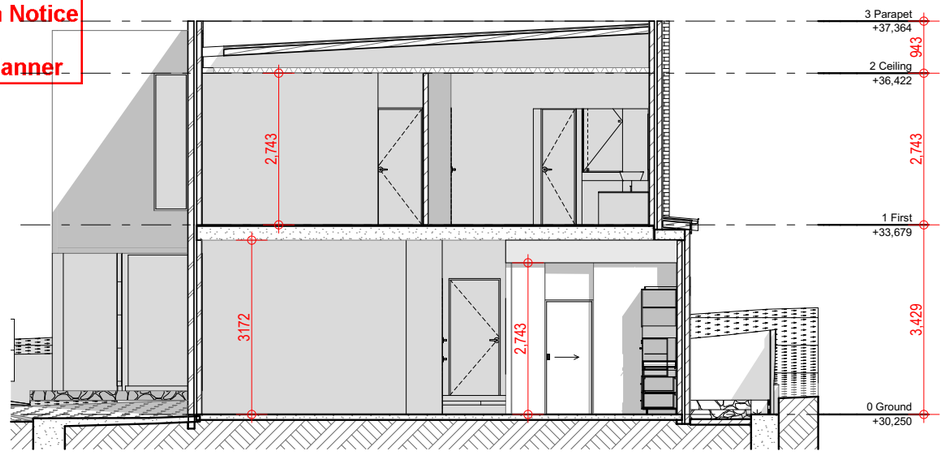
CITY OF VINCENT
DA No. 5.2021.121.1

28 May 2021

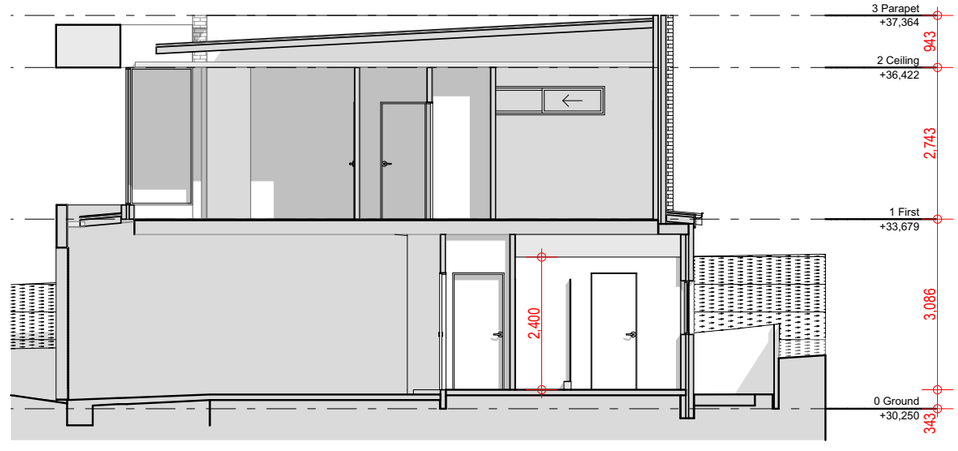
APPROVED
Refer to Decision Notice

Senior Urban Planner

CITY OF VINCENT
RECEIVED
13 MAY 2021



S-01 S-01 Section
1:100



S-03 S-03 Section
1:100

E-05 E-05 SCREEN WALL
1:100

MINOR AMENDMENTS TO DEVELOPMENT APPLICATION
(DA.No.5.2020.206.1 CITYOF VINCENT 10 JULY 2020)

REVISION NO.
DA_01 Issue Date: 30/03/2021

JOB NUMBER : IC_054_Giorgi_Auckland

PROJECT NAME :
Private Residence

DRAWING TITLE :
MINOR DA AMENDMENT
SECTIONS

Site:
Lot 102 (HN: 80) Auckland Street North Perth

DRAWING NO.
DA.07

Plot Date: 13/05/2021

ARCHITECT
Giorgi Group Ph: 9443 3700
www.giorgigroup.com.au

© COPYRIGHT
GiorgiGroup ARCHITECTS

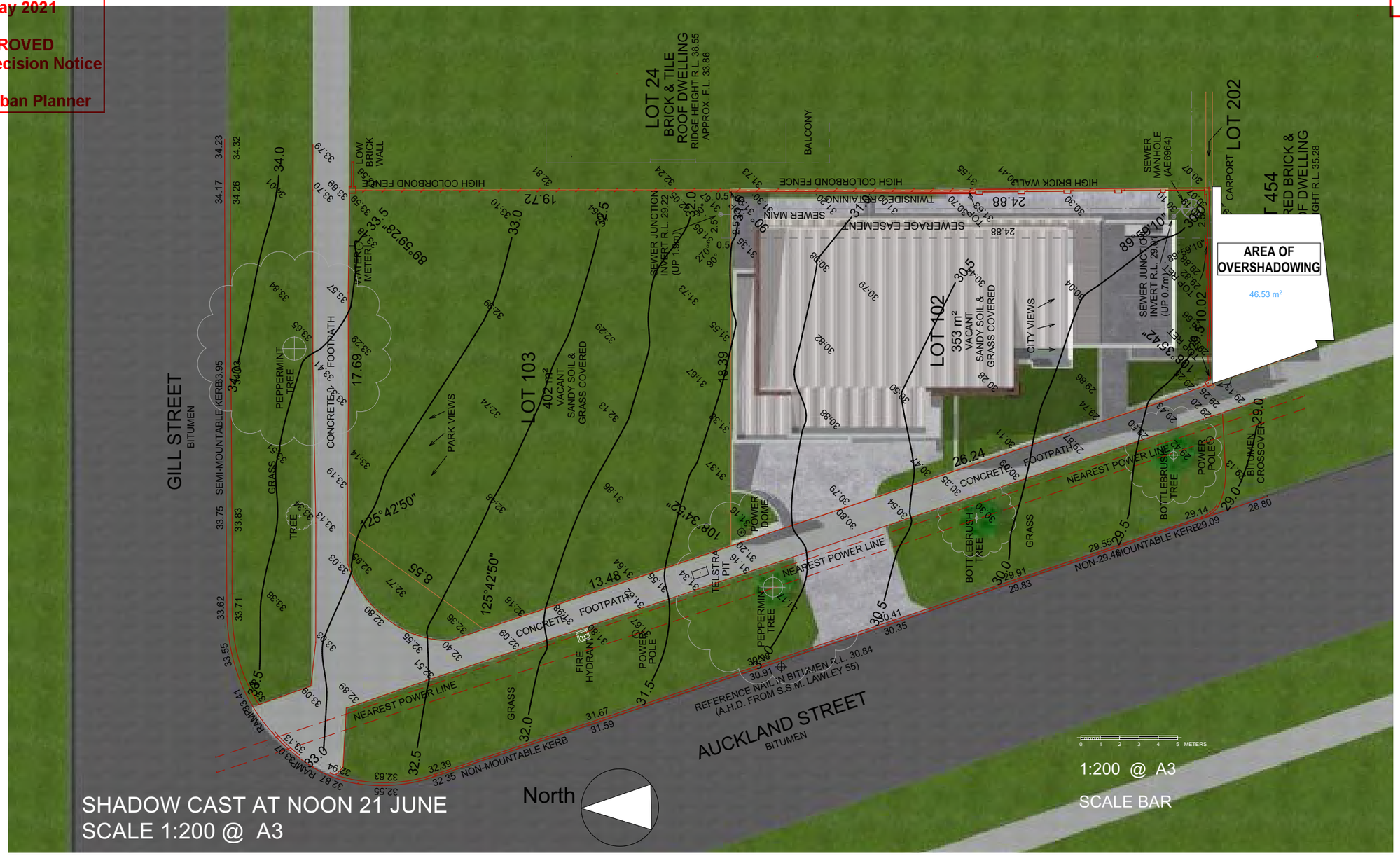
CITY OF VINCENT
DA No. 5.2021.121.1

28 May 2021

APPROVED
Refer to Decision Notice

Senior Urban Planner

CITY OF VINCENT
RECEIVED
13 MAY 2021



MINOR AMENDMENTS TO DEVELOPMENT APPLICATION
(DA.No.5.2020.206.1 CITYOF VINCENT 10 JULY 2020)

REVISION NO.
DA_01 Issue Date: 30/03/2021

JOB NUMBER : IC_054_Giorgi_Auckland

PROJECT NAME :
Private Residence

DRAWING TITLE :
MINOR DA AMENDMENT
SHADOW DIAGRAM

Site:
Lot 102 (HN: 80) Auckland Street North Perth

DRAWING NO.
DA.08

Plot Date: 13/05/2021

ARCHITECT
Giorgi Group Ph: 9443 3700
www.giorgigroup.com.au

© COPYRIGHT
GiorgiGroup ARCHITECTS

CITY OF VINCENT
DA No. 5.2021.121.1

28 May 2021

APPROVED
Refer to Decision Notice

Senior Urban Planner

CITY OF VINCENT
RECEIVED
13 MAY 2021

LANDSCAPE CONCEPT PLAN

LEGEND

1. New proposed tree to match existing . Callistemon viminalis
2. Large trees to be proposed providing shades to the garden area.
3. Medium size trees - Sapium sebiferum as a buffer from adjacent property as well as giving good shades to the alfresco area.
4. Hedges - Murraya paniculata and viburnum to soften the perimeter fence, with low shrubs and groundcover on the foreground.
5. Narrow and upright tree such as Pyrus calleryana to be proposed in the narrow planter.
6. Design intent to create a lush and colorful garden with mix of native and exotic species to the property rear garden.
7. Existing tree - Agonis flexuosa to be retained and protected.
8. Existing tree - Callistemon viminalis to be retained and protected.
9. Existing grass verge to be reinstate where necessary.

PRELIMINARY SPECIES SELECTION

TIMDAVIESLANDSCAPING

AUTHOR: JR Q.A: RB PROJECT #: 80_AUC 1:100 @ A3

80 AUCKLAND STREET- NORTH PERTH
LANDSCAPE CONCEPT

SK01-A

MINOR AMENDMENTS TO DEVELOPMENT APPLICATION
(DA.No.5.2020.206.1 CITYOF VINCENT 10 JULY 2020)

REVISION NO. **DA_01** Issue Date: 30/03/2021

JOB NUMBER : IC_054_Giorgi_Auckland

PROJECT NAME :
Private Residence

DRAWING TITLE :
MINOR DA AMENDMENT
LANDSCAPE PLANS

Site:
Lot 102 (HN: 80) Auckland Street North Perth

DRAWING NO.
DA.09

Plot Date: 13/05/2021

ARCHITECT
Giorgi Group Ph: 9443 3700
www.giorgigroup.com.au

© COPYRIGHT
GiorgiGroup ARCHITECTS

CITY OF VINCENT
DA No. 5.2021.121.1

28 May 2021

APPROVED
Refer to Decision Notice

Senior Urban Planner

CITY OF VINCENT
RECEIVED
13 MAY 2021

TREE CANOPY AND DEEP SOIL AREA DIAGRAM

DEVELOPMENT PROVISIONS - CITY OF VINCENT

CRITERIA	NO.7.1.1 BUILT FORM (C5.14)	DEVELOPMENT PROPOSAL
Site Area	650m2-1500m2	353m2
DSA	15% of Total site area 52.9m2 (15%)	74.4m2 (21%)
CANOPY COVERAGE	30% of site area 105.8m2(30%)	107.2m2 (30.4%)

PROPOSED TREE 1 - LARGE
GLEDITSIA TRICHANTOS
MATURE CANOPY COVER :
15 Dia.
MATURE HEIGHT : 8m - 12m

PROPOSED TREE 2 - MEDIUM
SAPIUM SEBIFERUM
MATURE CANOPY COVER :
6 Dia.
MATURE HEIGHT : 6m - 9m

PROPOSED TREE 3 - SMALL
PYRUS CALLERYANA
MATURE CANOPY COVER :
5 Dia.
MATURE HEIGHT : 7m - 10m

TREE CANOPY COVERAGE DIAGRAM

Mature Tree Canopy Area

LANDSCAPE DESIGN INTENT

- All planting beds are to be fully irrigated and operated off a timed controller with rain sensor shut-off.
- Irrigation design to comply with waterwise design principles and the City's Street Verge Guidelines. Detailed irrigation plan to be provided at building license stage.
- Water efficient irrigation system to be installed to best WSUD practice, using hydro-zoning and water harvesting principals where appropriate.
- Additional waterwise design principles employed:
  - > Low water use plant selection suited to the local soil complex.
  - > Complete omission of water intensive turf areas.
  - > Water retention soil preparation.
  - > Reduction in soil water loss through perscribing course mulch.
- Proposed plant distribution rate 4 per m2.
- Proposed plant pot sizes:
  - > Small Tree 100L
  - > Medium 200L
  - > Large Tree 500L
  - > Shrubs/groundcovers 140mm-200mm

TIM DAVIES LANDSCAPING

AUTHOR: JR Q.A: RB PROJECT #: 80_AUC 1:100 @ A3

80 AUCKLAND STREET- NORTH PERTH

LANDSCAPE CONCEPT

SK02-A

MINOR AMENDMENTS TO DEVELOPMENT APPLICATION
(DA.No.5.2020.206.1 CITYOF VINCENT 10 JULY 2020)

REVISION NO.
DA_01 Issue Date: 30/03/2021

JOB NUMBER : IC_054_Giorgi_Auckland

PROJECT NAME :
Private Residence

DRAWING TITLE :
MINOR DA AMENDMENT
LANDSCAPE PLANS

Site:
Lot 102 (HN: 80) Auckland Street North Perth

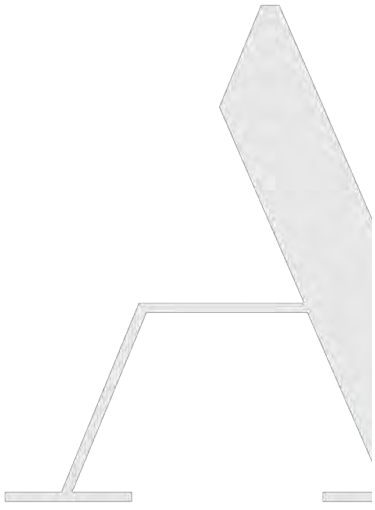
DRAWING NO.
DA.010

Plot Date: 13/05/2021

ARCHITECT
Giorgi Group Ph: 9443 3700
www.giorgigroup.com.au

© COPYRIGHT
GiorgiGroup ARCHITECTS

Attachment 3 – Approved Development Plans 2020



TOWN PLANNING | MEDIATION | ADVOCACY

CITY OF VINCENT
DA No. 5.2020.206.1

10 July 2020

APPROVED
Refer to Decision Notice

A/Coordinator Planning Services

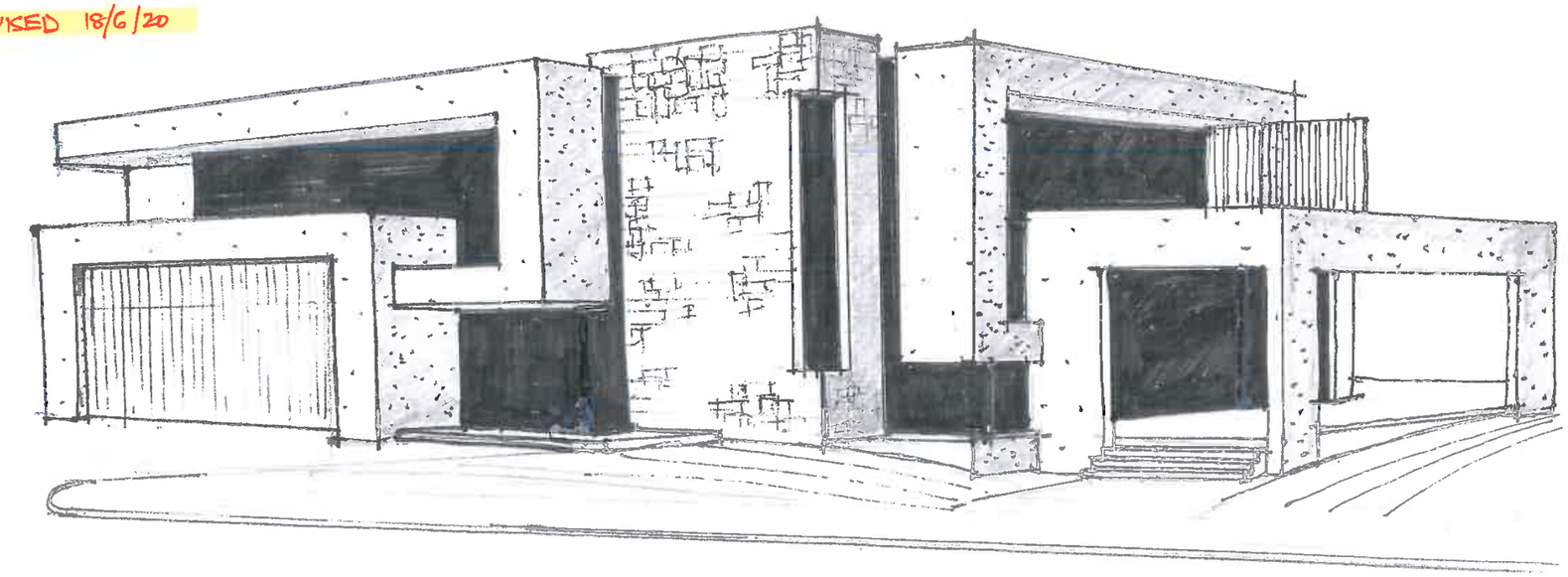
INDEX:

CONTOUR FEATURE SURVEY. DA 00
SITE PLAN. DA 01
GROUND FLOOR PLAN. DA 02
FIRST FLOOR PLAN. DA 03
ELEVATIONS. DA 04
DA 05
SHADOW DIAGRAM. DA 06
LANDSCAPE PLANS. DA 07
DA 08

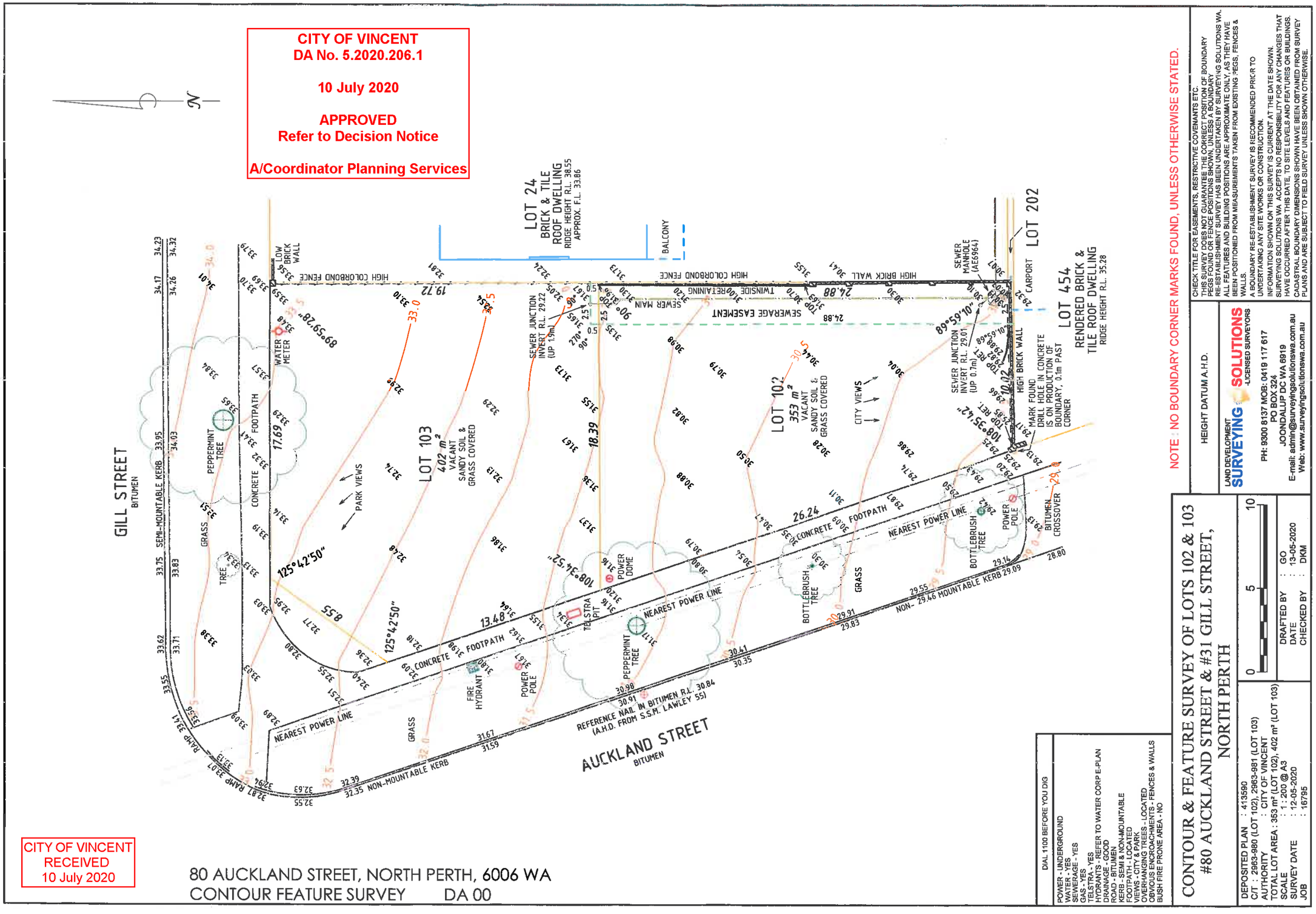
GiorgiGroup

PRIVATE RESIDENCE
80 AUCKLAND STREET, NORTH PERTH
DEVELOPMENT APPLICATION DRAWINGS
30.05.2020

REVISED 18/6/20



CITY OF VINCENT
RECEIVED
10 July 2020


CITY OF VINCENT
DA No. 5.2020.206.1
10 July 2020
APPROVED
Refer to Decision Notice
A/Coordinator Planning Services
N
LOT 24
BRICK & TILE
ROOF DWELLING
RIDGE HEIGHT R.L. 38.55
APPROX. F.L. 33.86
BALCONY
LOT 202
CARPORT
LOT 454
RENDERED BRICK &
TILE ROOF DWELLING
RIDGE HEIGHT R.L. 35.28
SEWER MANHOLE (AE5964)
HIGH BRICK WALL
HIGH COLORBOND FENCE
LOW BRICK WALL
SEWERAGE EASEMENT
SEWER MAIN
TWINSIDE
100 RETAINING
SEWER JUNCTION INVERT R.L. 29.22 (UP 1.9m)
SEWER JUNCTION INVERT R.L. 29.01 (UP 0.7m)
WATER METER
LOT 103
402 m²
VACANT
SANDY SOIL & GRASS COVERED
LOT 102
353 m²
VACANT
SANDY SOIL & GRASS COVERED
PARK VIEWS
CITY VIEWS
GILL STREET
BITUMEN
SEMI-MOUNTABLE KERB
PEPPERMINT TREE
CONCRETE FOOTPATH
GRASS
TREE
RAMP
TELSTRA PIT
POWER DOME
POWER POLE
FIRE HYDRANT
BOTTLEBRUSH TREE
NEAREST POWER LINE
BITUMEN CROSSOVER
NON-MOUNTABLE KERB
REFERENCE NAIL IN BITUMEN R.L. 30.84 (A.H.D. FROM S.S.M. LAWLEY 55)
AUCKLAND STREET
BITUMEN
89°59'28"
125°42'50"
108°34'52"
108°35'42"
10°16'55"
26.24
13.48
55.8
17.69
18.39
24.88
19.72
33.0
CITY OF VINCENT
RECEIVED
10 July 2020
80 AUCKLAND STREET, NORTH PERTH, 6006 WA
CONTOUR FEATURE SURVEY DA 00
NOTE : NO BOUNDARY CORNER MARKS FOUND, UNLESS OTHERWISE STATED.
HEIGHT DATUM A.H.D.
CHECK TITLE FOR EASEMENTS, RESTRICTIVE COVENANTS ETC.
THIS SURVEY DOES NOT GUARANTEE THE CORRECT POSITION OF BOUNDARY PEGS FOUND OR FENCE POSITIONS SHOWN, UNLESS A BOUNDARY RE-ESTABLISHMENT SURVEY HAS BEEN UNDERTAKEN BY SURVEYING SOLUTIONS WA.
ALL FEATURES AND BUILDING POSITIONS ARE APPROXIMATE ONLY, AS THEY HAVE BEEN POSITIONED FROM MEASUREMENTS TAKEN FROM EXISTING PEGS, FENCES & WALLS.
A BOUNDARY RE-ESTABLISHMENT SURVEY IS RECOMMENDED PRIOR TO UNDERTAKING ANY SITE WORKS OR CONSTRUCTION.
INFORMATION SHOWN ON THIS SURVEY IS CURRENT AT THE DATE SHOWN.
SURVEYING SOLUTIONS WA ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES THAT HAVE OCCURRED AFTER THIS DATE, TO SITE LEVELS AND FEATURES OR BUILDINGS.
CADASTRAL BOUNDARY DIMENSIONS SHOWN HAVE BEEN OBTAINED FROM SURVEY PLANS AND ARE SUBJECT TO FIELD SURVEY UNLESS SHOWN OTHERWISE.
LAND DEVELOPMENT SURVEYING SOLUTIONS -LICENSED SURVEYORS
PH: 9300 8137 MOB: 0419 117 617
PO BOX 324
JOONDALUP DC WA 6919
E-mail: admin@surveyingsolutionswa.com.au
Web: www.surveyingsolutionswa.com.au
CONTOUR & FEATURE SURVEY OF LOTS 102 & 103
#80 AUCKLAND STREET & #31 GILL STREET,
NORTH PERTH
0 5 10
DRAFTED BY : GO
DATE : 13-05-2020
CHECKED BY : DKM
DEPOSITED PLAN : 413590
C/T : 2963-980 (LOT 102), 2963-981 (LOT 103)
AUTHORITY : CITY OF VINCENT
TOTAL LOT AREA : 353 m² (LOT 102), 402 m² (LOT 103)
SCALE : 1 : 200 @ A3
SURVEY DATE : 12-05-2020
JOB : 16796
DIAL 1100 BEFORE YOU DIG
POWER - UNDERGROUND
WATER - YES
SEWERAGE - YES
GAS - YES
TELSTRA - YES
HYDRANTS - REFER TO WATER CORP E-PLAN
DRAINAGE - GOOD
ROAD - BITUMEN
KERB - SEMI & NON-MOUNTABLE
FOOTPATH - LOCATED
VIEWS - CITY & PARK
OVERHANGING TREES - LOCATED
OBVIOUS ENCROACHMENTS - FENCES & WALLS
BUSH FIRE PRONE AREA - NO

CITY OF VINCENT
DA No. 5.2020.206.1

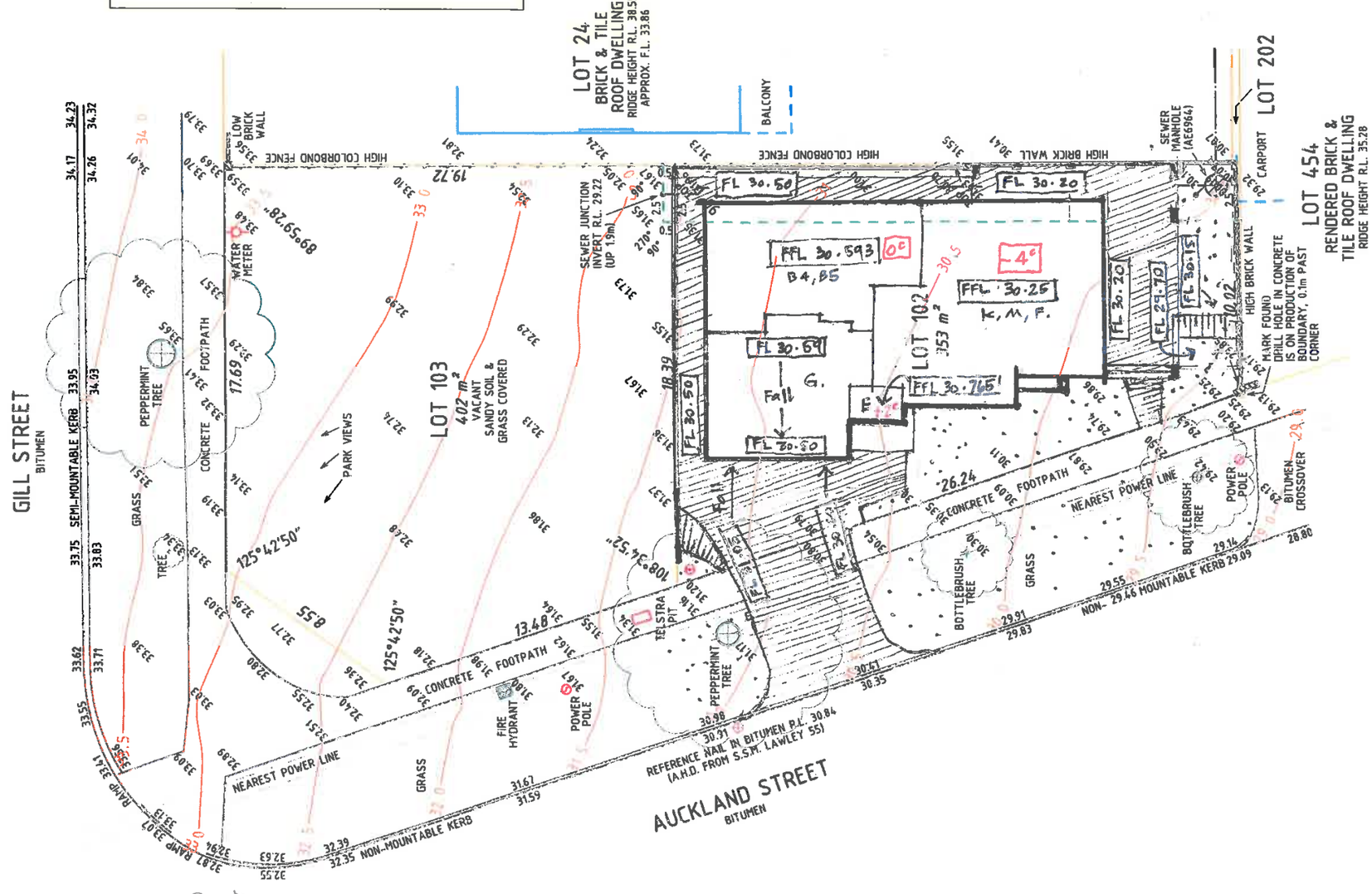
10 July 2020

APPROVED
Refer to Decision Notice

A/Coordinator Planning Services

SITE DATA:

LOT AREA	353m²
OUTDOOR LIVING AREA	35m²
OPEN SPACE AREA	176.5m²
OPEN SPACE PERCENTAGE	50%
GROUND FLOOR BUILDING AREA	176.5m²



SITE PLAN
SCALE 1: 200 @ A3 REVISED 18/6/20

CITY OF VINCENT
RECEIVED
10 July 2020

GiorgiGroup

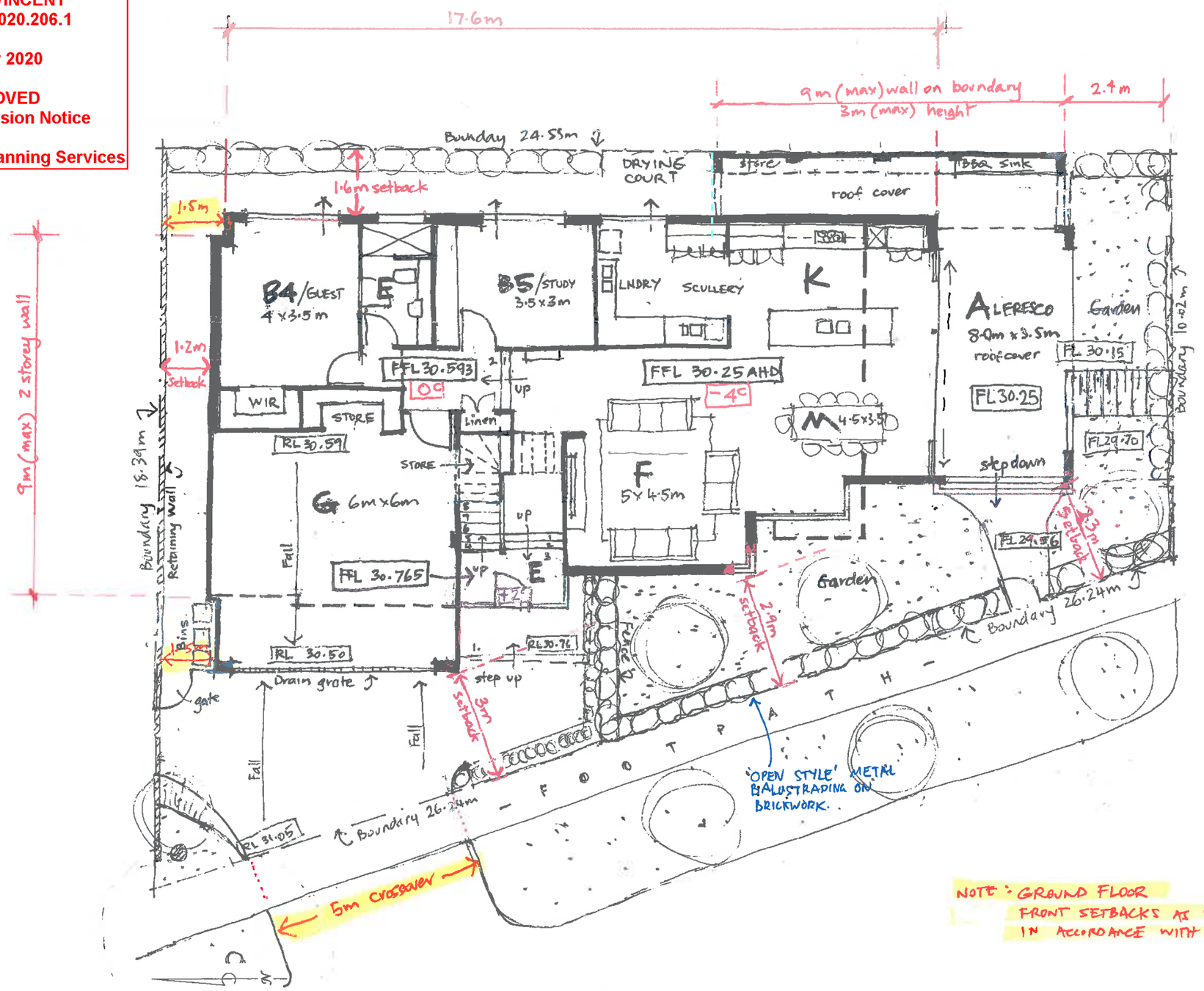
80 AUCKLAND STREET, NORTH PERTH, 6006 WA
SITE PLAN DA 01
23.05.2020

CITY OF VINCENT
DA No. 5.2020.206.1

10 July 2020

APPROVED
Refer to Decision Notice

A/Coordinator Planning Services



NOTE: GROUND FLOOR FRONT SETBACKS AS SHOWN IN ACCORDANCE WITH DA No. 5.2018.244.1

GROUND FLOOR PLAN
SCALE 1: 100 @ A3

REVISED 15/6/20

1m 2 3 4 5

CITY OF VINCENT
RECEIVED
10 July 2020

GiorgiGroup

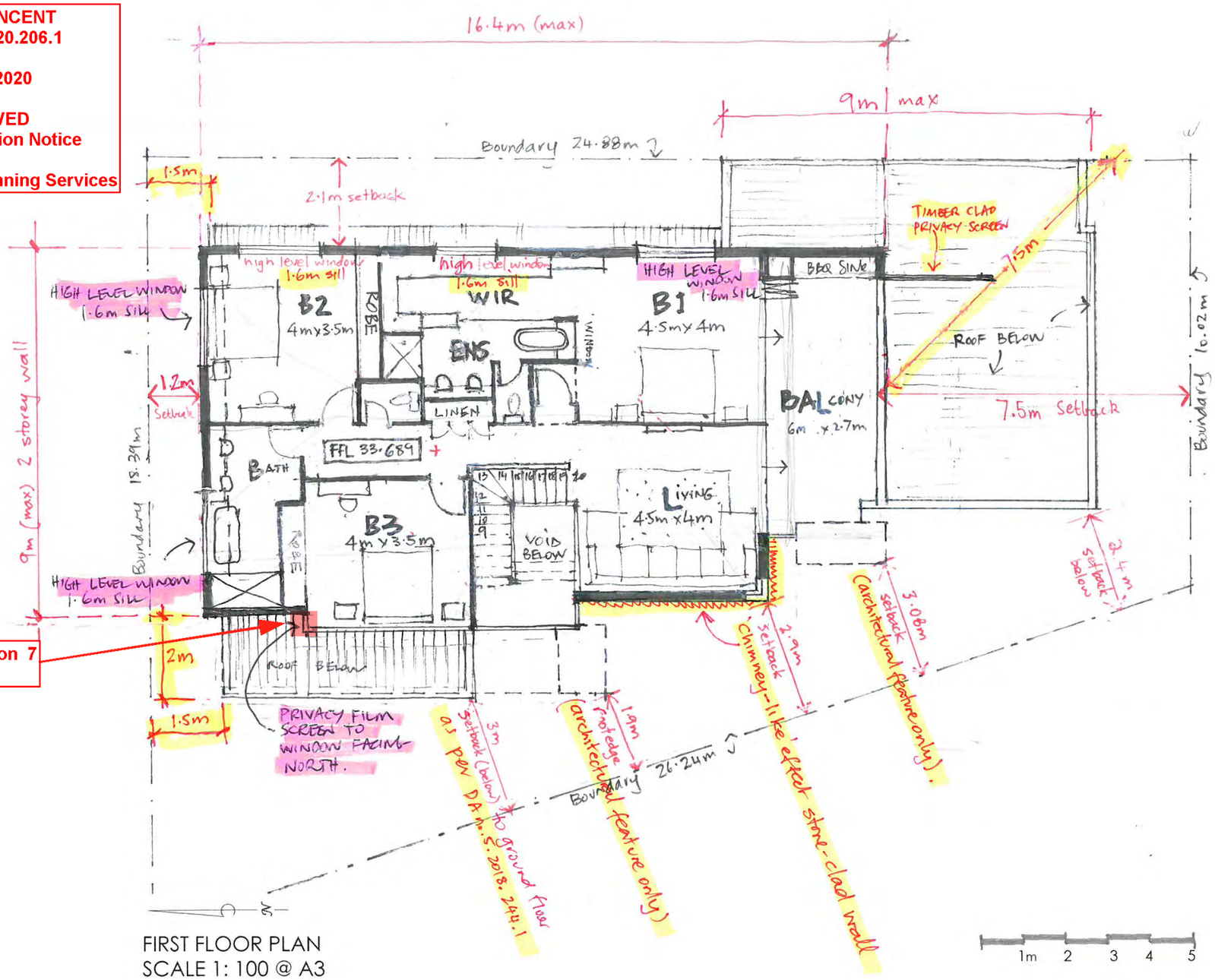
80 AUCKLAND STREET, NORTH PERTH, 6006 WA
GROUND FLOOR PLAN DA 02
23.05.2020

CITY OF VINCENT
DA No. 5.2020.206.1

10 July 2020

APPROVED
Refer to Decision Notice

A/Coordinator Planning Services



FIRST FLOOR PLAN
SCALE 1: 100 @ A3

REVISIONS 18/6/20
REVISIONS 10/7/20

CITY OF VINCENT
RECEIVED
10 July 2020

GiorgiGroup

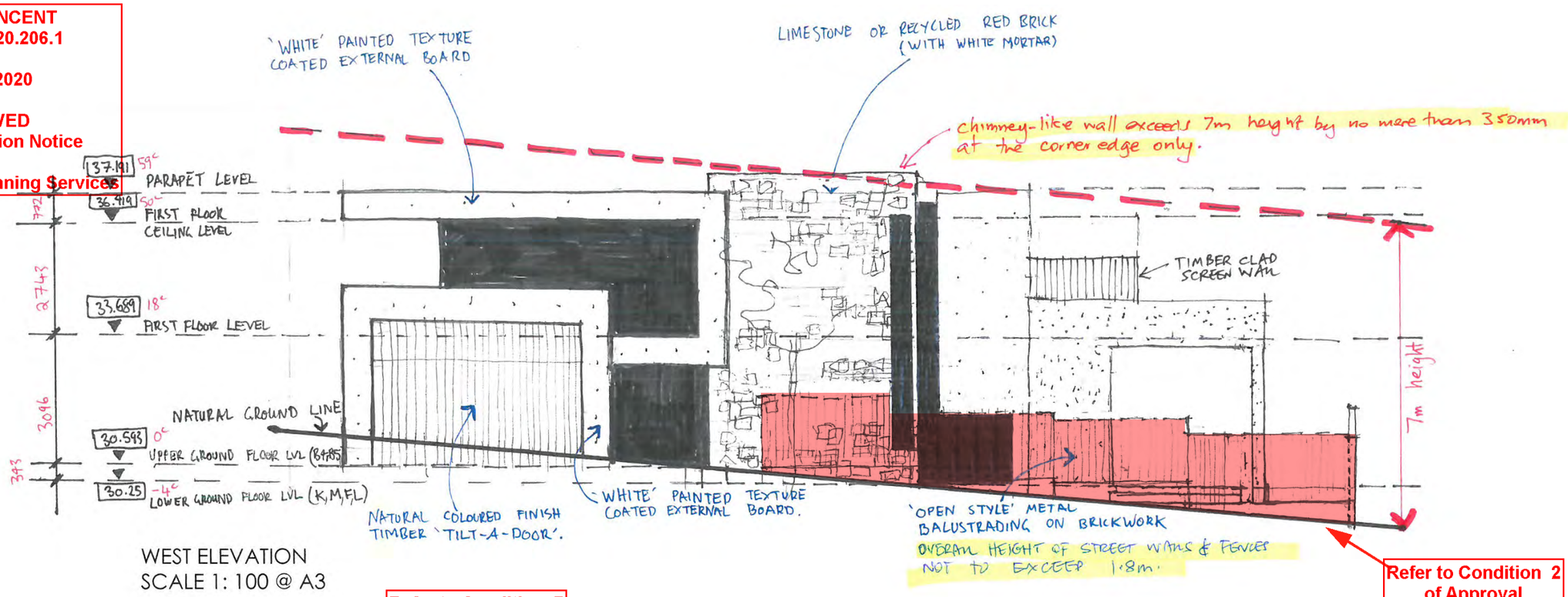
80 AUCKLAND STREET, NORTH PERTH, 6006 WA
FIRST FLOOR PLAN DA 03
23.05.2020

CITY OF VINCENT
DA No. 5.2020.206.1

10 July 2020

APPROVED
Refer to Decision Notice

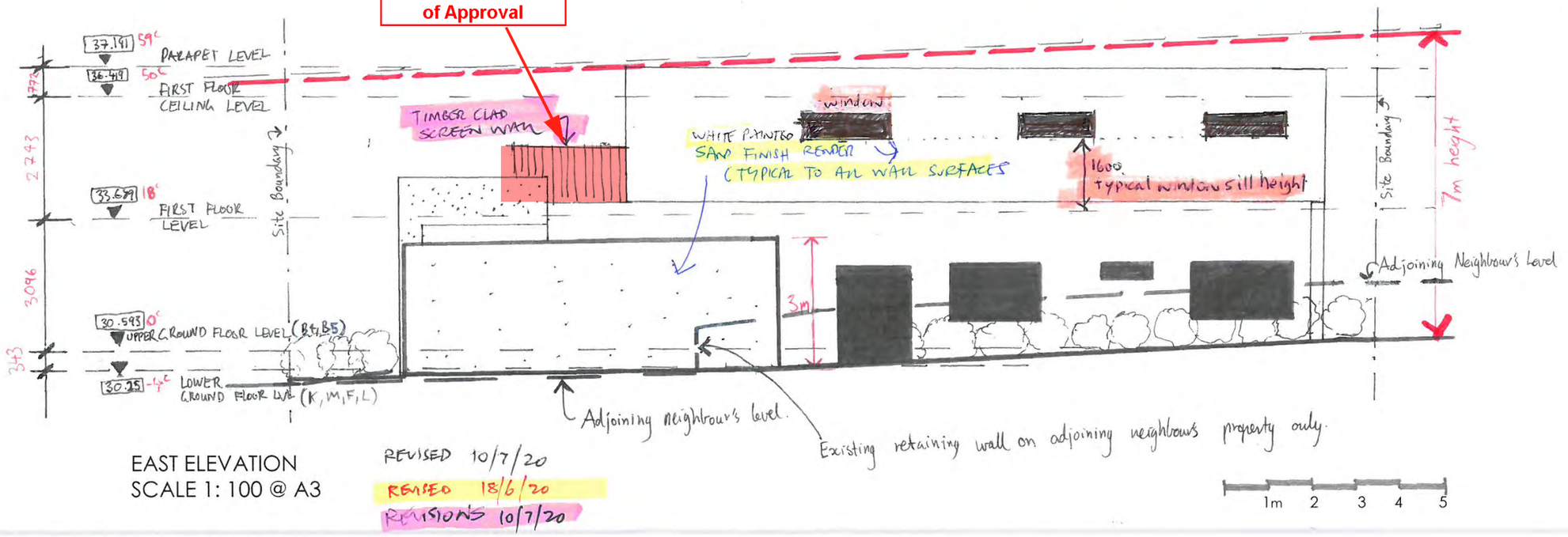
A/Coordinator Planning Services



WEST ELEVATION
SCALE 1: 100 @ A3

Refer to Condition 2 of Approval

Refer to Condition 7 of Approval



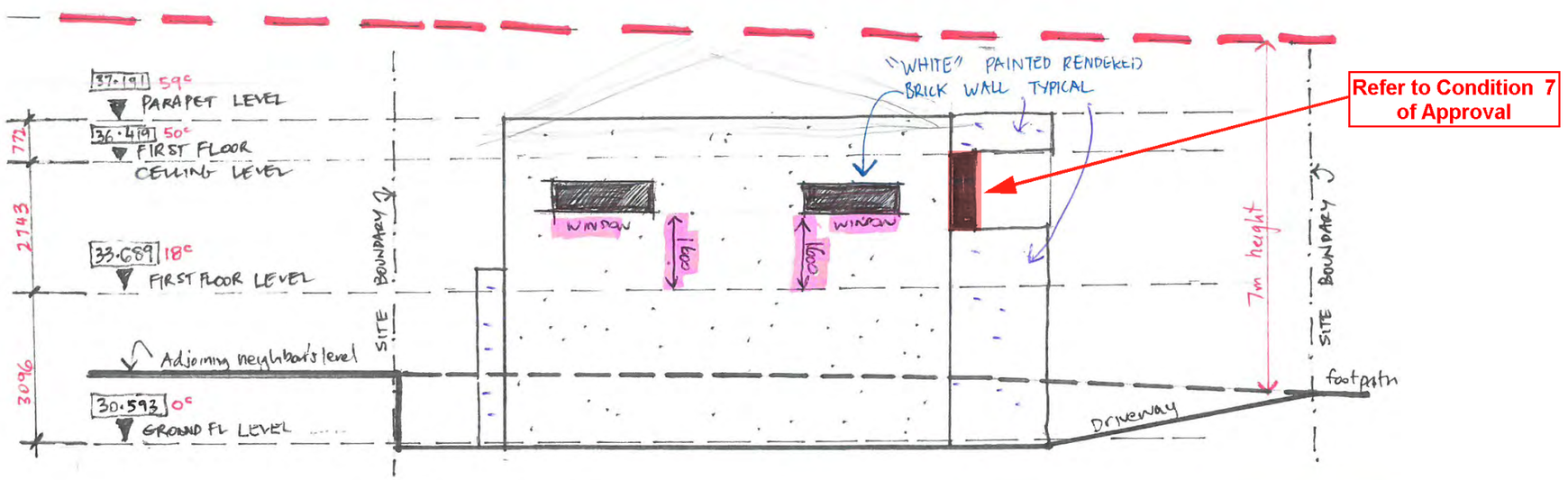
EAST ELEVATION
SCALE 1: 100 @ A3

REVISED 10/7/20
REVISED 18/6/20
REVISIONS 10/7/20

CITY OF VINCENT
RECEIVED
10 July 2020

GiorgiGroup

80 AUCKLAND STREET, NORTH PERTH, 6006 WA
WEST EAST ELEVATIONS DA 04
23.05.2020



SOUTH ELEVATION
SCALE 1: 100 @ A3
Revised 18/6/20
REVISED 10/7/20

CITY OF VINCENT
RECEIVED
10 July 2020

CITY OF VINCENT
DA No. 5.2020.206.1

10 July 2020

APPROVED
Refer to Decision Notice

A/Coordinator Planning Services

GiorgiGroup

80 AUCKLAND STREET, NORTH PERTH, 6006 WA
NORTH SOUTH ELEVATIONS DA 05
23.05.2020

CITY OF VINCENT
DA No. 5.2020.206.1

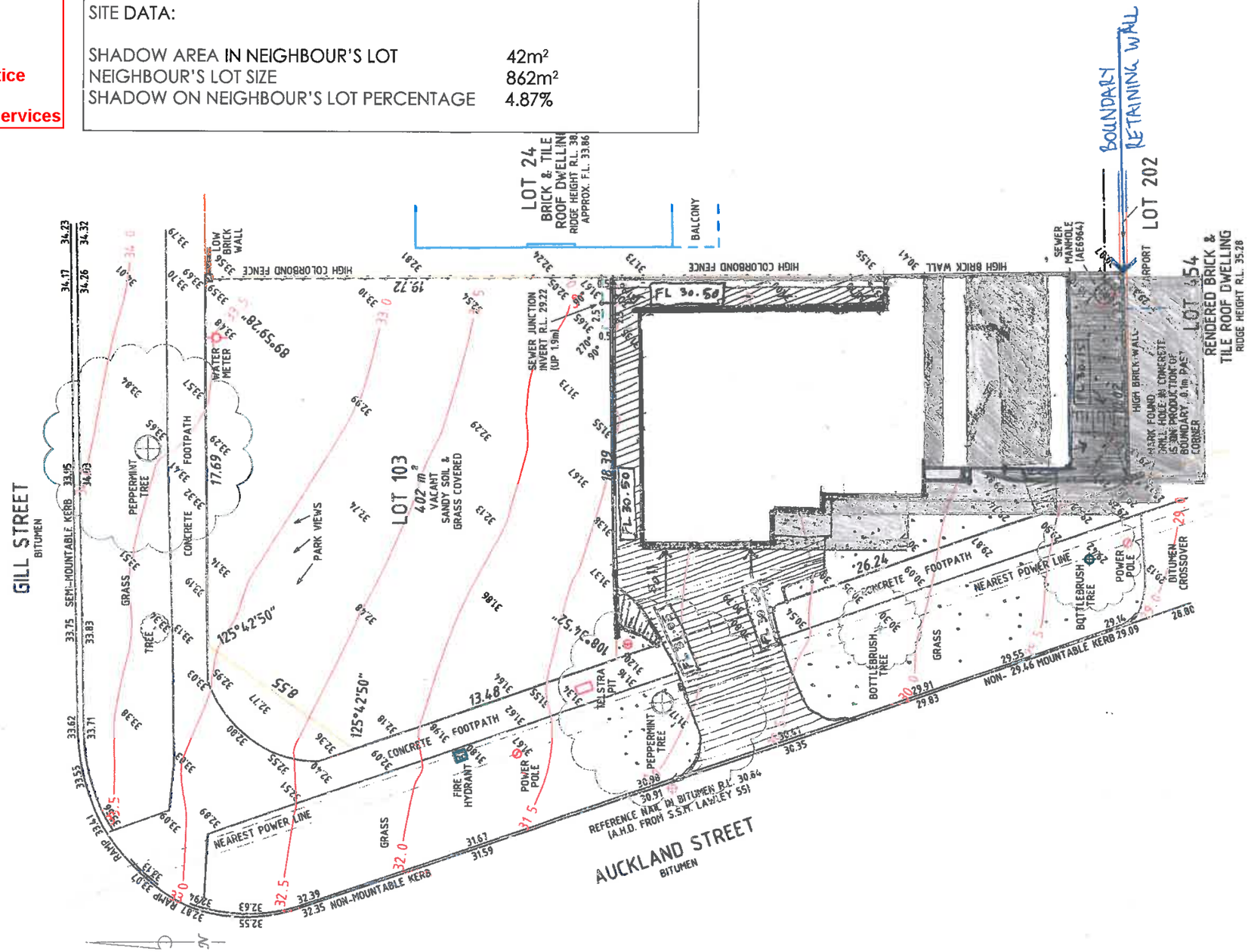
10 July 2020

APPROVED
Refer to Decision Notice

A/Coordinator Planning Services

SITE DATA:

SHADOW AREA IN NEIGHBOUR'S LOT	42m²
NEIGHBOUR'S LOT SIZE	862m²
SHADOW ON NEIGHBOUR'S LOT PERCENTAGE	4.87%



SHADOW CAST AT NOON 21 JUNE
SCALE 1: 200 @ A3

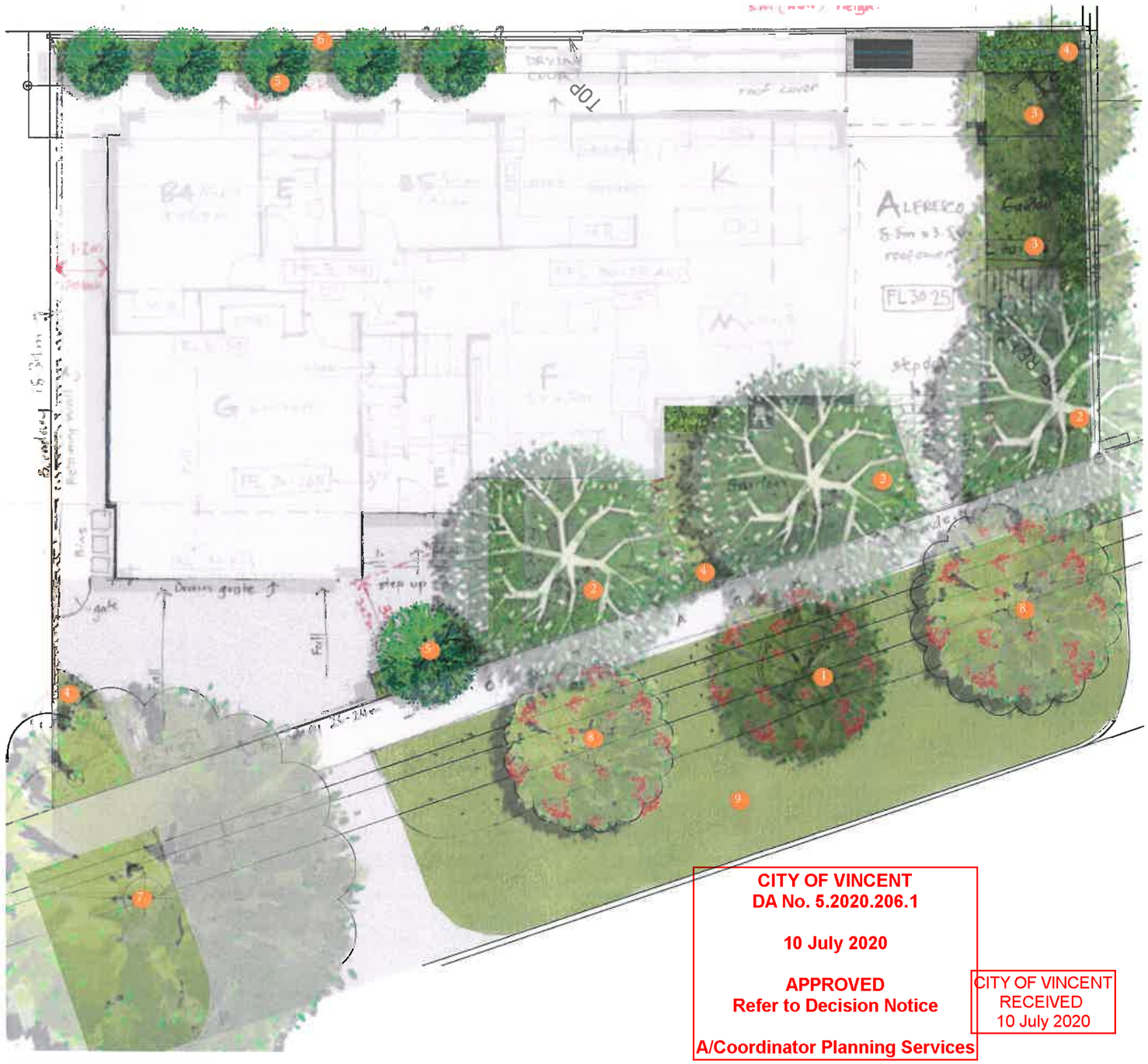
1m 2 3 4 5

CITY OF VINCENT
RECEIVED
10 July 2020

GiorgiGroup

80 AUCKLAND STREET, NORTH PERTH, 6006 WA
WEST EAST ELEVATIONS DA 06
23.05.2020

LANDSCAPE CONCEPT PLAN



LEGEND

1. New proposed tree to match existing . Callistemon viminalis
2. Large trees to be proposed providing shades to the garden area.
3. Medium size trees - Sapium sebiferum as a buffer from adjacent property as well as giving good shades to the alfresco area.
4. Hedges - Murraya paniculata and viburnum to soften the perimeter fence, with low shrubs and groundcover on the foreground.
5. Narrow and upright tree such as Pyrus calleryana to be proposed in the narrow planter.
6. Design intent to create a lush and colorful garden with mix of native and exotic species to the property rear garden.
7. Existing tree - Agonis flexuosa to be retained and protected.
8. Existing tree - Callistemon viminalis to be retained and protected.
9. Existing grass verge to be reinstate where necessary.

PRELIMINARY SPECIES SELECTION

CITY OF VINCENT
DA No. 5.2020.206.1

10 July 2020

APPROVED
Refer to Decision Notice

A/Coordinator Planning Services

CITY OF VINCENT
RECEIVED
10 July 2020

TDL YIM DAVIES LANDSCAPING

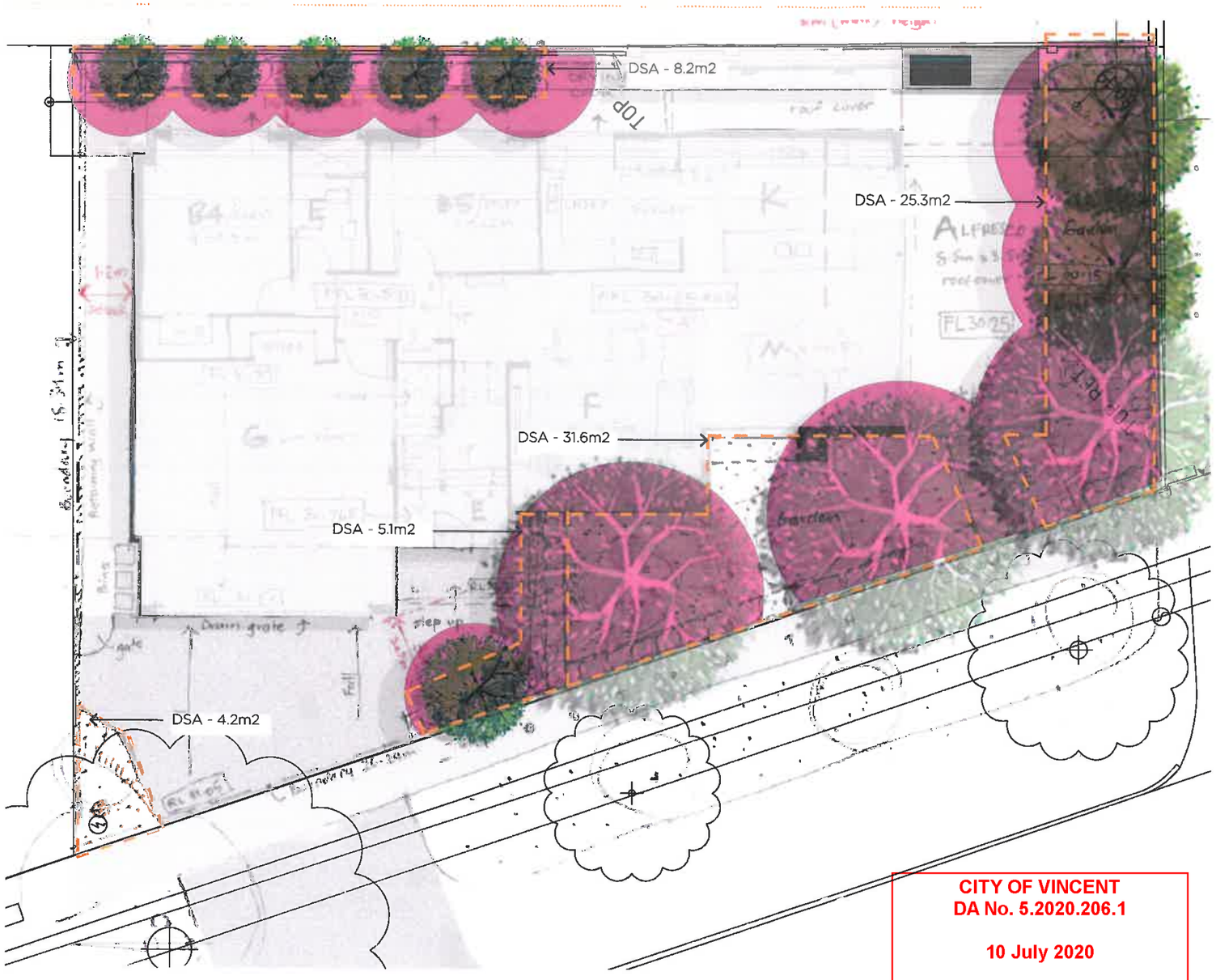
AUTHOR: JR Q.A: RB PROJECT #: 80_AUC 1:100 @ A3

80 AUCKLAND STREET- NORTH PERTH

LANDSCAPE CONCEPT

DA 07

TREE CANOPY AND DEEP SOIL AREA DIAGRAM



DEVELOPMENT PROVISIONS - CITY OF VINCENT

CRITERIA	NO.7.1.1 BUILT FORM (C5.14)	DEVELOPMENT PROPOSAL
Site Area	650m2-1500m2	353m2
DSA	15% of Total site area 52.9m2 (15%)	74.4m2 (21%)
CANOPY COVERAGE	30% of site area 105.8m2(30%)	107.2m2 (30.4%)

PROPOSED TREE 1 - LARGE
GLEDITSIA TRICHANTOS
MATURE CANOPY COVER :
15 Dia.
MATURE HEIGHT : 8m - 12m

PROPOSED TREE 2 - MEDIUM
SAPIUM SEBIFERUM
MATURE CANOPY COVER :
6 Dia.
MATURE HEIGHT : 6m - 9m

PROPOSED TREE 3 - SMALL
PYRUS CALLERYANA
MATURE CANOPY COVER :
5 Dia.
MATURE HEIGHT : 7m - 10m

TREE CANOPY COVERAGE DIAGRAM

Mature Tree Canopy Area

LANDSCAPE DESIGN INTENT

- All planting beds are to be fully irrigated and operated off a timed controller with rain sensor shut-off.
- Irrigation design to comply with waterwise design principles and the City's Street Verge Guidelines. Detailed irrigation plan to be provided at building license stage.
- Water efficient irrigation system to be installed to best WSUD practice, using hydro-zoning and water harvesting principals where appropriate.
- Additional waterwise design principles employed:
  > Low water use plant selection suited to the local soil complex.
  > Complete omission of water intensive turf areas.
  > Water retention soil preparation.
  > Reduction in soil water loss through perscribing course mulch.
- Proposed plant distribution rate 4 per m2.
- Proposed plant pot sizes:
  > Small Tree 100L
  > Medium 200L
  > Large Tree 500L
  > Shrubs/groundcovers 140mm-200mm

CITY OF VINCENT
DA No. 5.2020.206.1

10 July 2020

APPROVED
Refer to Decision Notice

A/Coordinator Planning Services

CITY OF VINCENT
RECEIVED
10 July 2020

TIM DAVIES LANDSCAPING

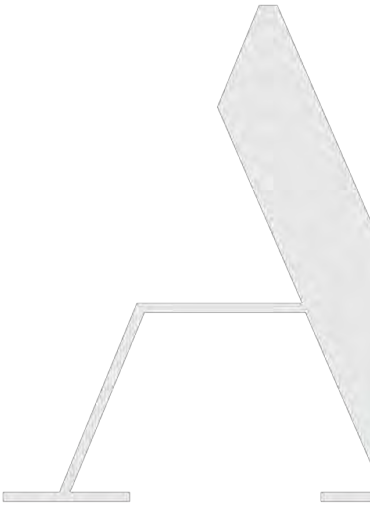
AUTHOR: JR Q.A: RB PROJECT #: 80_AUC 1:100 @ A3

80 AUCKLAND STREET- NORTH PERTH

LANDSCAPE CONCEPT

DA 08

Attachment 4 – Approved Development Plans 2018



TOWN PLANNING | MEDIATION | ADVOCACY

RECEIVED
04 SEP 2018
CITY OF VINCENT

CITY OF VINCENT
DA No. 5.2018.244.1

10 October 2018

APPROVED
Refer to Decision Notice

Coordinator Planning Services

SITE AREA SCHEDULE	
TOTAL SITE AREA	353m²
OPEN SPACE	177m²
% OF OPEN SPACE	50%

Brick & tile on L'stone
(Adjoining Lot 454 #78 Aukland St)

Brick & Tile Carport over Conc. Approx 5.16

EXISTING BRICK SCREEN WALL 10.02m

Conc. Driveway

Gates

Bitumen Crossover

No Kerb

LANDSCAPING RL. 5.67

STEP

OUTDOOR LIVING

RL. 6.02 (-1c)

Power pole with High Voltage

Existing Tree Ø 0.3m Ht 4m

Conc. Path

NEW STREET SCREEN WALL TO COMPLY WITH CITY'S BUILT FORM POLICY.

EXISTING BRICK SCREEN WALL

24.88m

Closest High Voltage To Boundary

Existing Conc. Path

Lawn

Non Mt.

GATE

LANDSCAPING

Existing Tree Ø 0.1m Ht 4m

DRYING COURT

FL. 0c RL. 6.11

26.25m

PORTICO RL. 6.02 (-1c)

PROPOSED NEW CROSS-OVER LOCATION (NOM .4.8m WIDE)

EXISTING RETAINING WALL WITH COLORBOND FENCE OVER

LANDSCAPING RL. 6.01

LANDSCAPING

1m STREET TREE CLEARANCE TO PROPOSED NEW CROSSOVER

Balcony U.M.R over Porch

FL. 2c RL. 6.28

-1c SLOPE

FL. 1c RL. 6.20

DRIVEWAY RAMP UP

RAMP TRANSITION

SELECTED BRICK PAVING OR CONCRETE

COMBINED GAS/ ELECT (REBATED) METER-BOX TO NIB-WALL. FINISH TO MATCH WALL COLOUR

MB

LANDSCAPING

RETAINING/SCREEN WALL

Existing Tree Ø 1.0m Ht 4m

Existing Tree Ø 0.1m Ht 4m

Brick & tile on L'Stone
(Adjoining Lot 24 #29 Gill St)

18.37m

(Adjoining Proposed Lot 103)
Cleared
Sand and Light Vegetation

NOTE: DEEP SOIL ZONES & MATURE CANOPY COVERAGE TO COMPLY WITH CITY OF VINCENT BUILT FORM POLICY CLAUSE 5.14 -LANDSCAPING:

- DEEP SOIL ZONE MINIMUM AREA OF 1m² / 15% OF SITE
- CANOPY MINIMUM 30% OF SITE AT MATURITY

SITE PLAN

SCALE 1:100 @ A3 SIZE

DRAWING No. DA.02
DATE: 04/09/2018
REVISION: B

SITE PLAN
PROPOSED LOT 102 (EXISTING LOTS 1,25 & 201)
31 GILL STREET, NORTH PERTH, WESTERN AUSTRALIA, 6006

© COPYRIGHT 2017 - GIORGI GROUP

GiorgiGroup ARCHITECTS

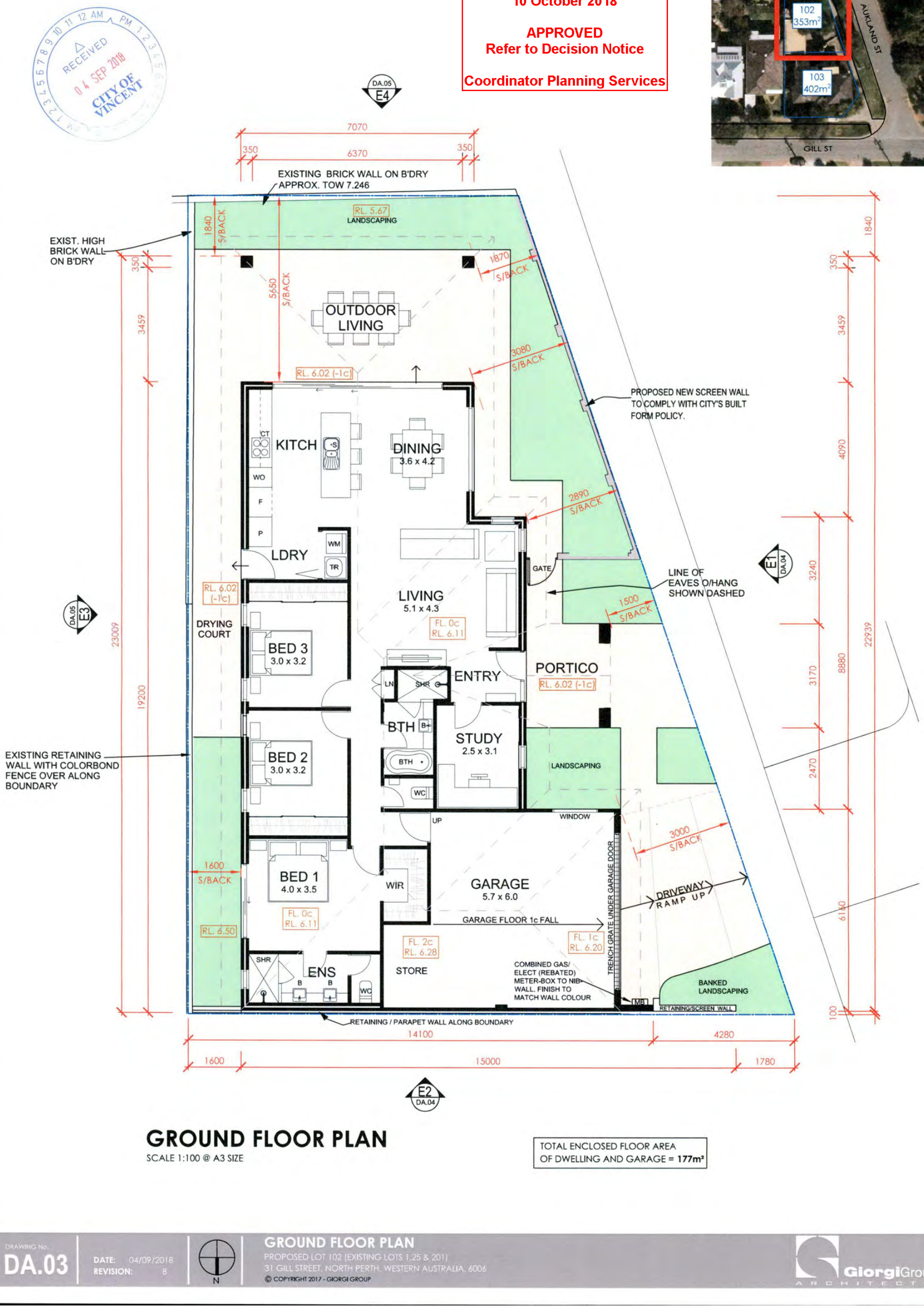
CITY OF VINCENT
DA No. 5.2018.244.1

10 October 2018

APPROVED
Refer to Decision Notice

Coordinator Planning Services

RECEIVED
04 SEP 2018
CITY OF VINCENT



GROUND FLOOR PLAN

SCALE 1:100 @ A3 SIZE

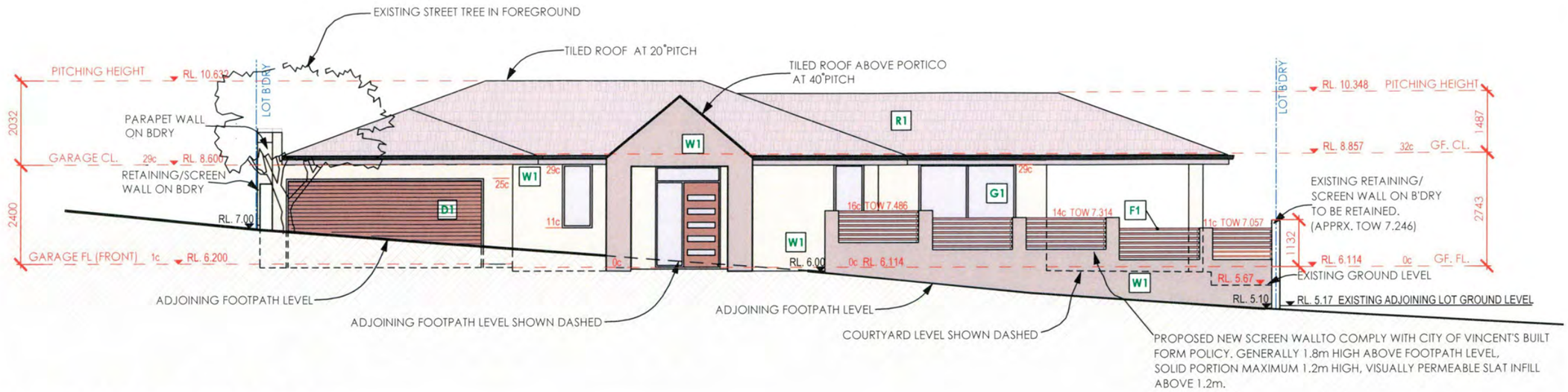
TOTAL ENCLOSED FLOOR AREA OF DWELLING AND GARAGE = **177m²**

DRAWING No. **DA.03**
DATE: 04/09/2018
REVISION: B

GROUND FLOOR PLAN
PROPOSED LOT 102 (EXISTING LOTS 1,25 & 201)
31 GILL STREET, NORTH PERTH, WESTERN AUSTRALIA, 6006

© COPYRIGHT 2017 - GIORGI GROUP

GiorgiGroup ARCHITECTS

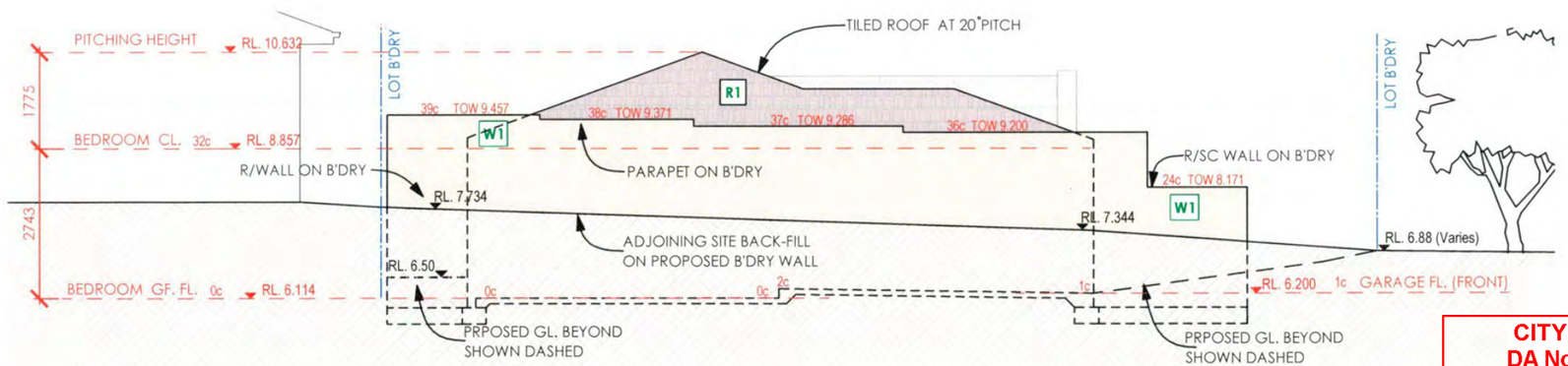


E1 DA.03 WESTERN ELEVATION

SCALE 1:100 @ A3 SIZE

ELEVATIONS MATERIAL LEGEND

W1	PAINTED RENDERED B'WRK IN NEUTRAL / GREY TONES.
D1	WOOD LOOK (OR SIMILAR) PATTERN GARAGE DOOR
G1	GLAZED DOOR/WINDOW WITH POWDER COATED ALUMINIUM FRAMES.
R1	TILED ROOF IN GREY/NEUTRAL TONES
F1	POWDERCOATED ALUMINIUM SLATS OR SIMILAR IN WOOD TONES.



E2 DA.03 NORTHERN ELEVATION

SCALE 1:100 @ A3 SIZE

CITY OF VINCENT
DA No. 5.2018.244.1

10 October 2018

APPROVED
Refer to Decision Notice

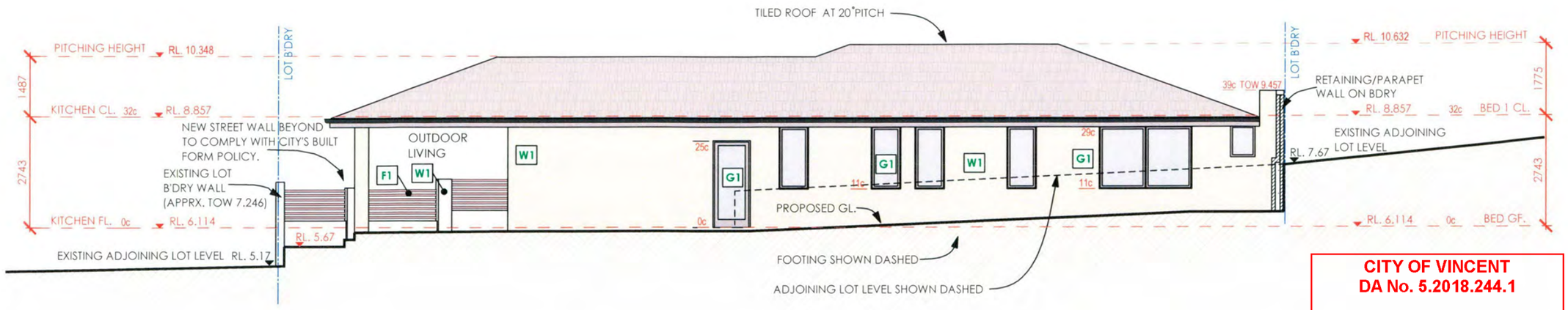
Coordinator Planning Services

RECEIVED
04 SEP 2018
CITY OF VINCENT

DRAWING No. DA.04
DATE: 04/09/2018
REVISION: B

ELEVATIONS
PROPOSED LOT 102 (EXISTING LOTS 1,25 & 201)
31 GILL STREET, NORTH PERTH, WESTERN AUSTRALIA, 6006
© COPYRIGHT 2017 - GIORGI GROUP

GiorgiGroup ARCHITECTS



E3 DA.03

EASTERN ELEVATION

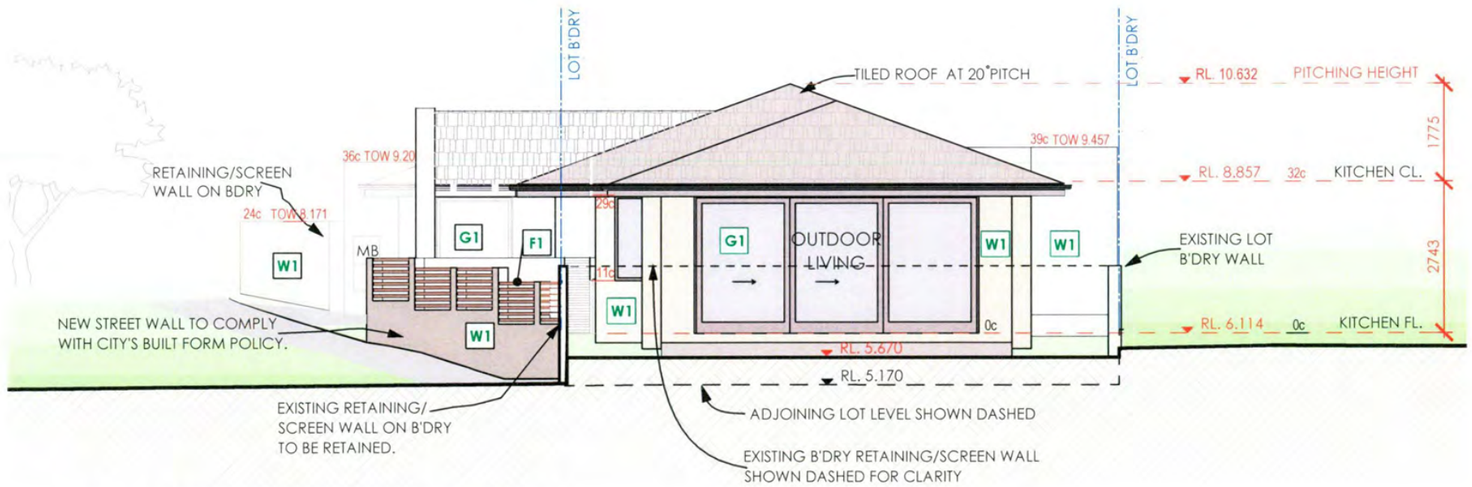
SCALE 1:100 @ A3 SIZE

CITY OF VINCENT
DA No. 5.2018.244.1

10 October 2018

APPROVED
Refer to Decision Notice

Coordinator Planning Services



E4 DA.03

SOUTHERN ELEVATION

SCALE 1:100 @ A3 SIZE

ELEVATIONS MATERIAL LEGEND

W1	PAINTED RENDERED B'WRK IN NEUTRAL / GREY TONES.
D1	WOOD LOOK (OR SIMILAR) PATTERN GARAGE DOOR
G1	GLAZED DOOR/WINDOW WITH POWDER COATED ALUMINIUM FRAMES.
R1	TILED ROOF IN GREY/NEUTRAL TONES
F1	POWDERCOATED ALUMINIUM SLATS OR SIMILAR IN WOOD TONES.

RECEIVED
04 SEP 2018
CITY OF VINCENT

DRAWING No. **DA.05**
DATE: 04/09/2018
REVISION: B

ELEVATIONS
PROPOSED LOT 102 (EXISTING LOTS 1,25 & 201)
31 GILL STREET, NORTH PERTH, WESTERN AUSTRALIA, 6006
© COPYRIGHT 2017 - GIORGI GROUP

GiorgiGroup ARCHITECTS

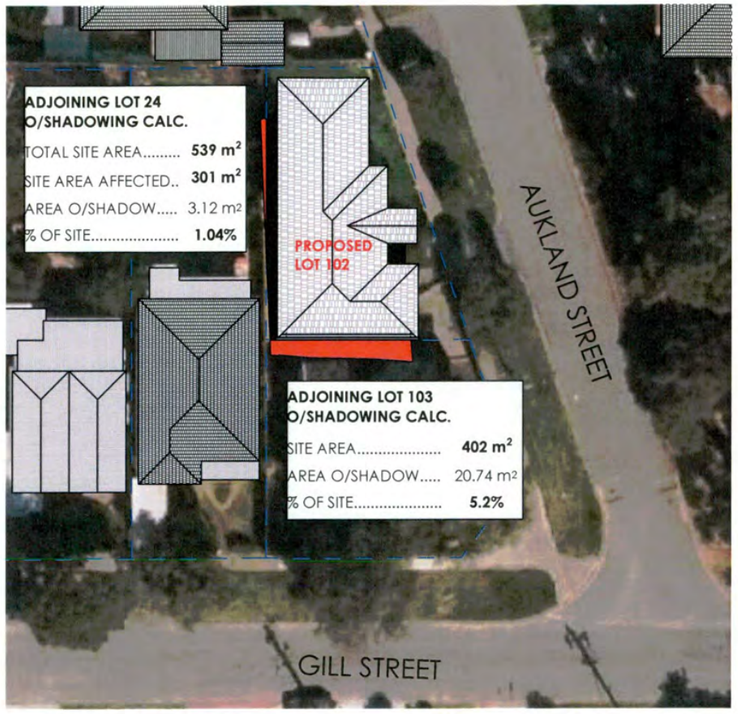
COLOURS/FINISHES - INSPIRATION IMAGE

CITY OF VINCENT
DA No. 5.2018.244.1

10 October 2018

APPROVED
Refer to Decision Notice

Coordinator Planning Services

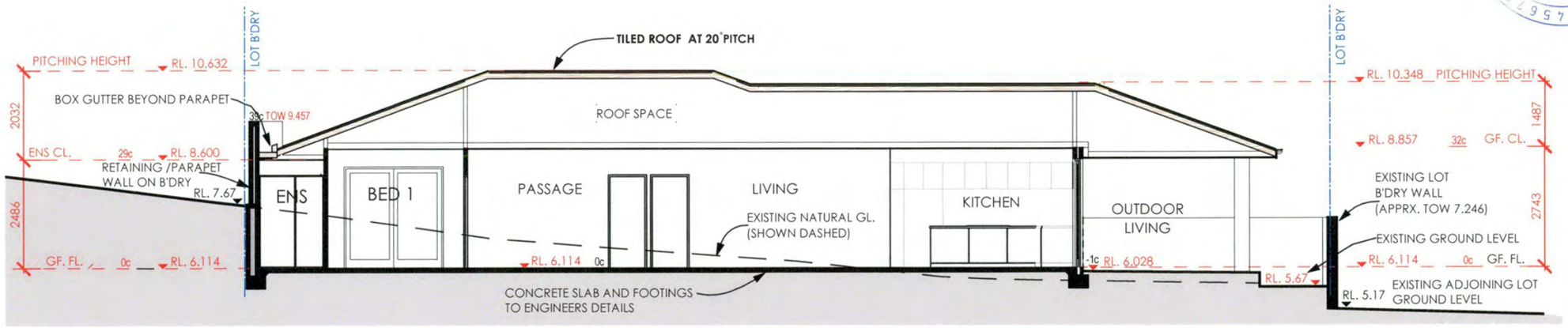


SOLAR STUDY

N

(AS AT JUNE 21ST 12PM) SCALE 1:500 @ A3 SIZE

RECEIVED 04 SEP 2018 CITY OF VINCENT



SITE SECTION

S1 DA.02

SCALE 1:100 @ A3 SIZE

DRAWING No. **DA.06**

DATE: 04/09/2018
REVISION: B

N

SITE SECTION, SOLAR STUDY & COLOUR-MATERIAL SUMMARY

PROPOSED LOT 102 (EXISTING LOTS 1,25 & 201)
31 GILL STREET, NORTH PERTH, WESTERN AUSTRALIA, 6006

© COPYRIGHT 2017 - GIORGI GROUP

GiorgiGroup ARCHITECTS

Attachment 5 – Site Photos

TOWN PLANNING | MEDIATION | ADVOCACY

Image 1: A southward view showing 83 Gill Street under construction to the left, the subject site in the in middle and 78 Auckland Street to the right/foreground.

Image 2: An eastward view of the boundary wall and existing parapet wall between 31 Gill and 80 Auckland Street, in addition to the upper floor of 29 Gill Street.

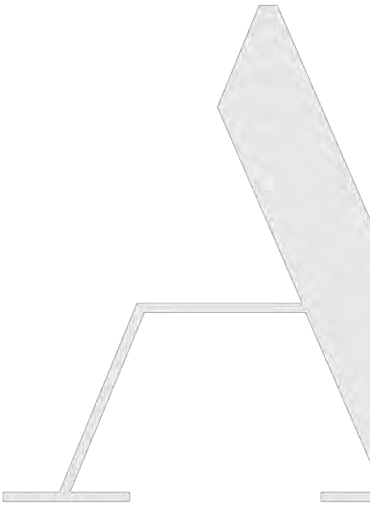
Image 3: An eastward view of the existing dividing wall between 80 Auckland Street and 78 Auckland Street.

Image 4: An eastward view of setback disparity between 76 Auckland Street and 74 Auckland Street.

Image 5: A westward streetscape view of setback disparity between 69, 71 and 73 Auckland Street.

Image 6: A northward streetscape view of setback disparity on Auckland Street.

Attachment 6 – Streetscape Perspective



TOWN PLANNING | MEDIATION | ADVOCACY

one - Drafting\WDrawings\WJobs ArchiCad\W5109 Number 80 Pty Ltd v24\W01 Archicad Pt.NW5109 Number 80 Pty Ltd v24.pln
Status
Planning application

Streetscape Perspective.

Streetscape Elevation (To Scale).

E/01c West Scale: 1:100
#LayID

This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

Street Scape

Rel Rating	Dwg No.	Job No.	Dwn No.
N/A.	DA11	5109	4.03

Signatures:
Client
Client
Builder

Amendments:
DA11 - structural changes by Planning - 10/09/23
DA10 - Revised Perspective Streetscape - 12/09/2023
DA06 - Council Feedback SMEC - 30/05/23
DA06 - Carport & Porch removed & MEC - 25/05/23
DA04 - W09 changed to Mirror opening SMEC - 22/05/23
DA03 - FF Bath room Layout Changed as per Council's
DA02 - Re-designed as per Alan's Sketch 02/27/03/23

Wind Classification T.B.C.
Local Authority City of Vincent
Drawn Daniel Zhao
Printed 14/09/2023 at 11:47 AM

Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or used in any manner without the express written permission of Riverstone Custom Homes.

RIVERSTONE

REPORTS WITH DISCUSSION

9.1 NO. 80 (LOT: 102; D/P: 413590) AUCKLAND STREET, NORTH PERTH - PROPOSED SINGLE HOUSE

Ward: North

Attachments:
1. Consultation and Location Map
2. Development Plans
3. Auckland Street Render and Perspective
4. Summary of Submission - Administration Response
5. Summary of Submission - Applicant Response
6. Design Review Panel Comments - Applicant Response
7. Original Development Plans
8. Determination Advice Notes

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for 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 15 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 antennas, 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 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.

Moved: Cr Loden, **Seconded:** Cr Hallett

That the recommendation be adopted.

PROCEDURAL MOTION

DEFERRED

Moved: Cr Loden, Seconded: Cr Hallett

That the motion be deferred to allow the applicant to consider a greater graduation of the development as it transitions to the south. This is both distance from the street horizontally across the development as well as greater articulation of the development in setbacks between the ground floor and upper floor.

CARRIED (8-0)

For: Mayor Cole, Cr Gontaszewski, Cr Alexander, Cr Castle, Cr Loden, Cr Worner, Cr Hallett and Cr Ioppolo

Against: Nil

(Cr Wallace was an apology for the Meeting.)

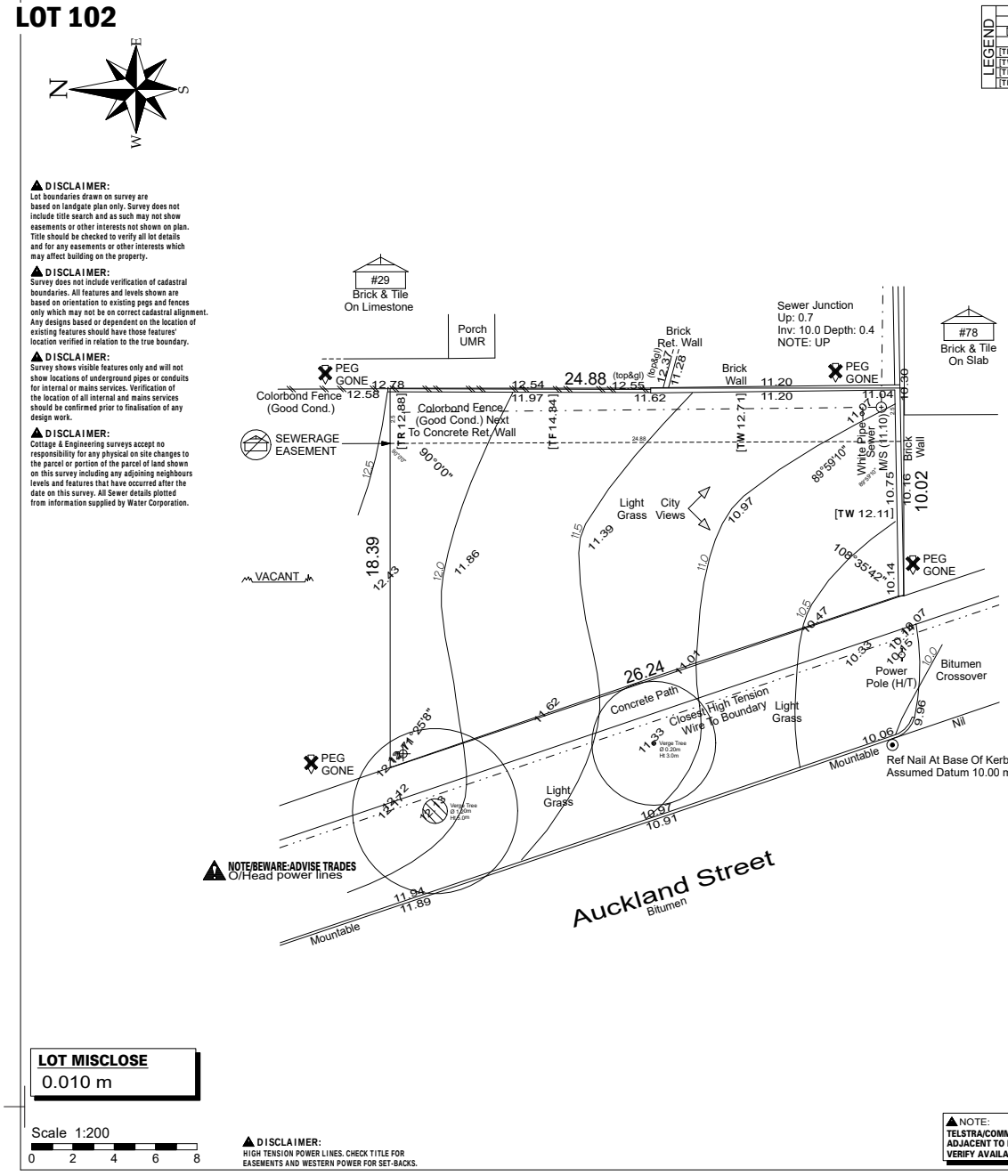
At 7:03 pm, Cr Dan Loden left the meeting.

This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

one - Drafting₩Drawings₩Jobs ArchiCad₩5109 Number 80 Pty Ltd v24₩01 Archicad PLN₩5109 Number 80 Pty Ltd v24.pln

Status: Planning application

LOT 102



DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

LOT MISCLOSE
0.010 m

Scale 1:200
0 2 4 6 8

DISCLAIMER:
HIGH TENSION POWER LINES. CHECK TITLE FOR EASEMENTS AND WESTERN POWER FOR SET-BACKS.

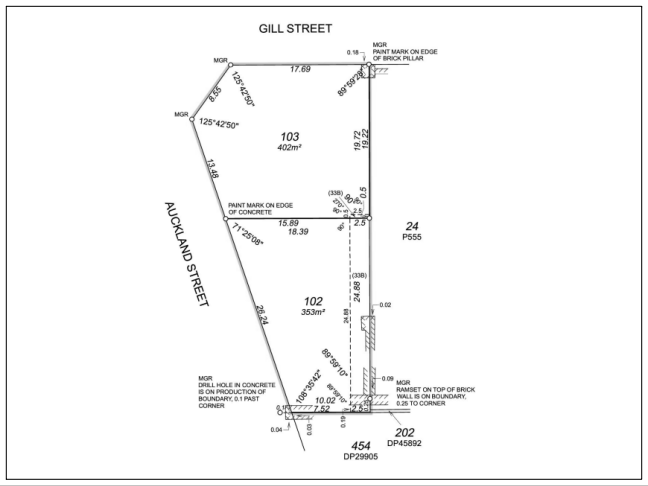
NOTE:
TELSTRA/COMMS. PIT NOT LOCATED ADJACENT TO LOT AT TIME OF SURVEY. VERIFY AVAILABILITY WITH TELSTRA.

Riverstone Custom Homes

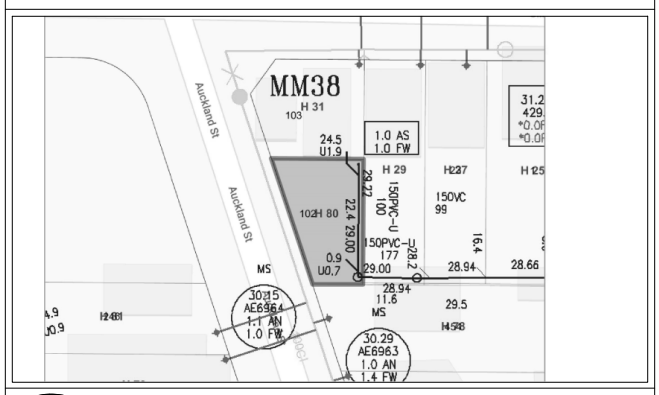
CONTOUR & FEATURE SURVEY

LOT Lot 102 (DP 413590)
ADDRESS #80 Auckland Street, North Perth
LGA CITY OF VINCENT

GPS Lat: -31.919436 Long: 115.845926
SSA No **AREA** 353m² **VOL.** 2963 **FOL.** 981



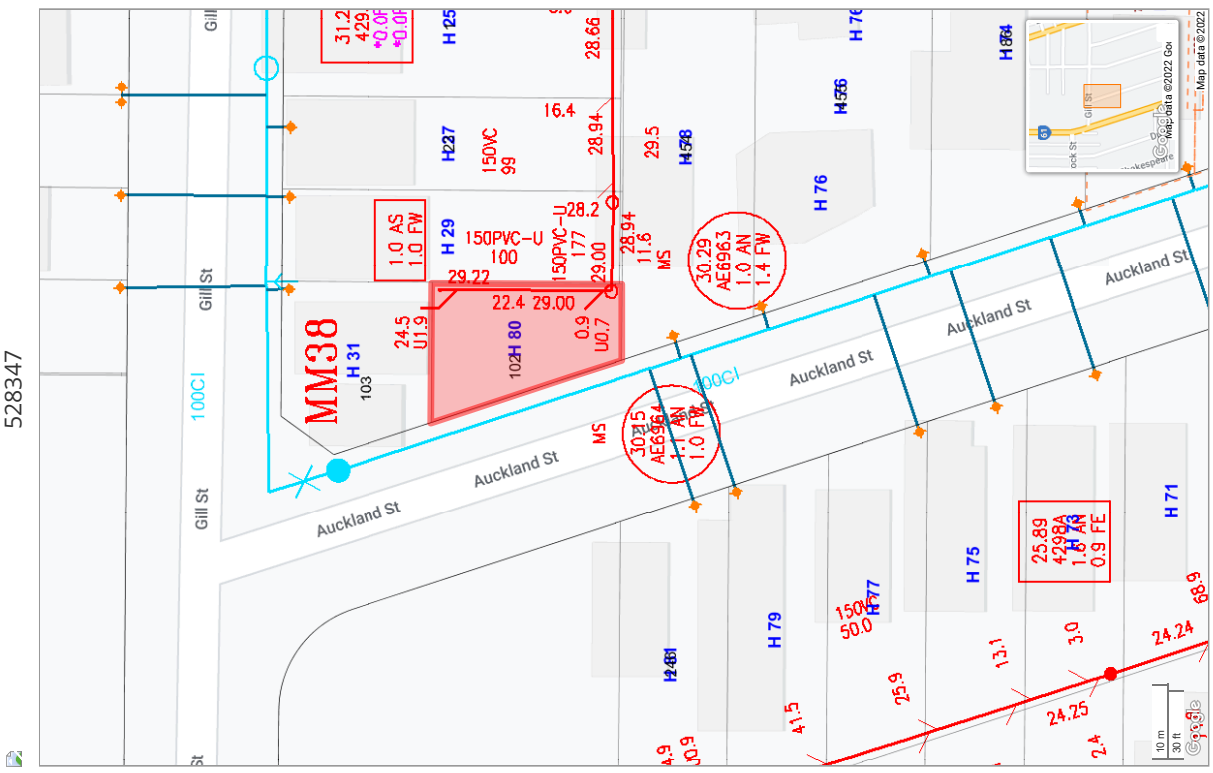
ELEC.	U/Ground / O/Head	**SEWER**	Yes	**ROADS**	Bitumen	**COASTAL**	No (Approx. Only - Confirm With Shire)
GAS	Check Alinta	**COMMS**	Not loc.	**PATH**	Concrete	**SOIL**	Sand
WATER	Yes	**DRAINAGE**	Good	**KERBS**	Non-Mount / Nil	**VEG.**	Light Grass Cover



87-89 Guthrie St Osborne Park WA 6017
PO Box 1611 Osborne Park BC WA 6917
P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

COTTAGE SURVEYS LICENSED SURVEYORS

JOB: 528347 **DATE:** 24 Jun 22 **DRAWN:** J. Genovese



© Copyright 2005 Water Corporation
The Water Corporation has taken due care in the preparation of the data comprised on this map but accepts no responsibility for any inaccuracy of facility, cadastral or other information provided nor inappropriate use of this information. The user is reminded that under no circumstances can the information herewith displayed be copied, altered, modified or otherwise published in any form including the Internet without express permission of the Water Corporation. The Water Corporation should be advised of any intention to carry out any physical activities within proximity to facilities displayed on this map. If any inaccuracies are found with this information

Existing Site Plan Scale: 1:200

Amended Plan

CITY OF VINCENT RECEIVED 15 June 2023

Deferred by Council 20 June 2023

RIVERSTONE

A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. Daniel Zhao
Plot Date: 15/06/2023 at 1:52 PM

Amendments:
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06_Council Tweaks-S.McC-31/05/23
DA05-Garge setback increased-S.McC-23/05/23
DA04-WO9 changed to Minor opening-S.McC-22-05-23
DA03 - FF Bath room Layout chaneged as per Council's requiremets - DZ-24/04/23
DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

Signatures:
Client:
Client:
Builder:

Site Plan - Existing

BAL Rating N/A.
Rev No. DA07
Job No. 5109
Dwn No. 2.01

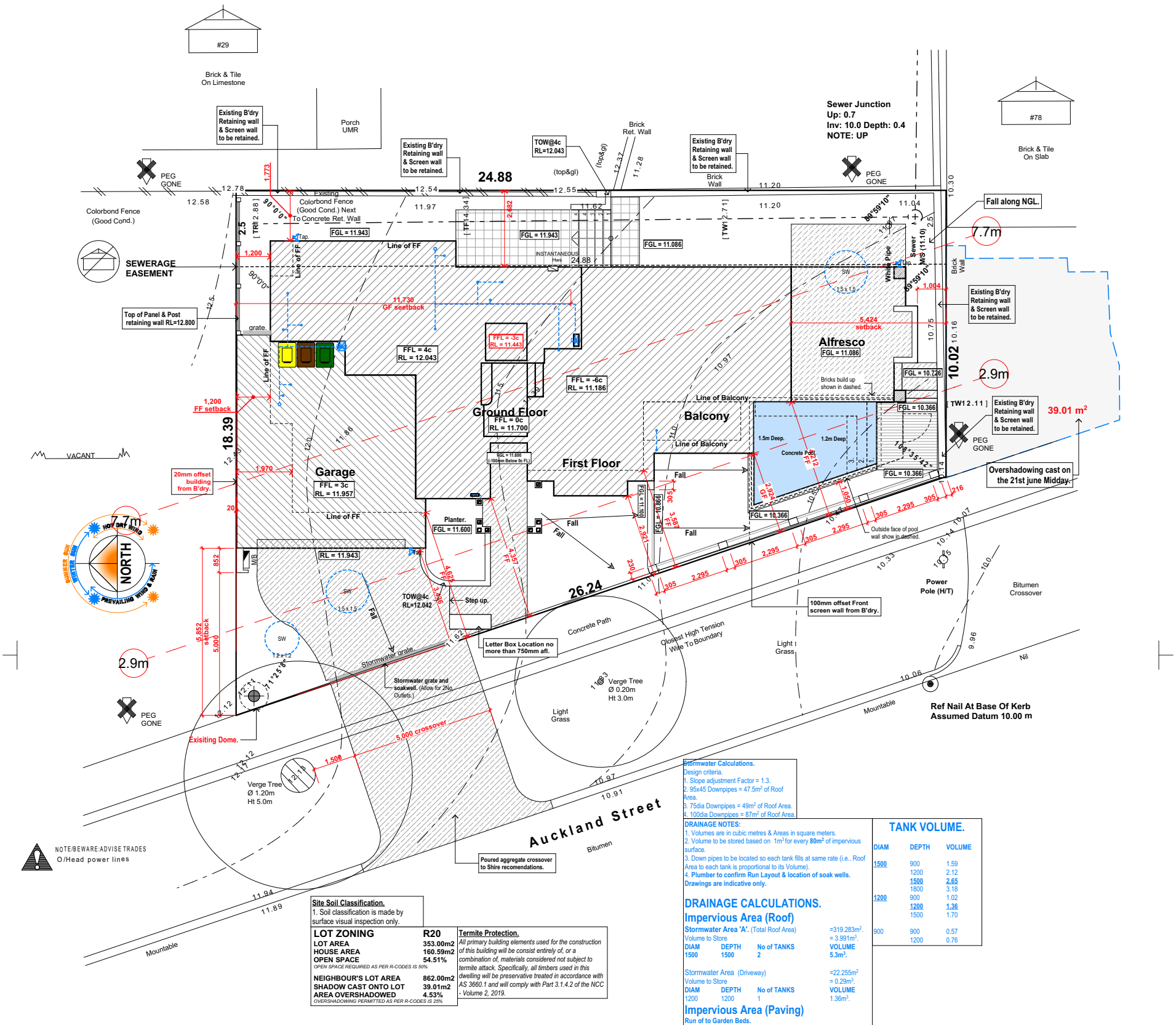
This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

one - Drafting₩Drawings₩Jobs ArchiCad₩5109 Number 80 Pty Ltd v24₩01 Archicad PLN₩5109 Number 80 Pty Ltd v24.pln

Status: Planning application

Area Calculations

	Name	Area	Perimeter
0 Ground Floor			
	Alfresco	19.2	18,292.0
	Garage	43.4	28,180.0
	Ground Floor	115.0	58,250.0
		177.6 m²	**104,722.0 m**
1 First Floor			
	Balcony	4.6	9,509.6
	First Floor	129.2	57,430.3
		133.8 m²	**66,939.9 m**
		311.4 m²	**171,661.9 m**



Site Soil Classification.
1. Soil classification is made by surface visual inspection only.

LOT ZONING	R20
LOT AREA	353.00m2
HOUSE AREA	160.59m2
OPEN SPACE	54.51%
OPEN SPACE REQUIRED AS PER R-CODES IS 50%	
NEIGHBOUR'S LOT AREA	862.00m2
SHADOW CAST ONTO LOT	39.01m2
AREA OVERSHADOWED	4.53%
OVERSHADOWING PERMITTED AS PER R-CODES IS 25%	

Termite Protection.
All primary building elements used for the construction of this building will be consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with Part 3.1.4.2 of the NCC - Volume 2, 2019.

Stormwater Calculations.
Design criteria.
1. Slope adjustment Factor = 1.3.
2. 95x45 Downpipes = 47.5m² of Roof Area.
3. 75dia Downpipes = 49m² of Roof Area.
4. 100dia Downpipes = 87m² of Roof Area.

DRAINAGE NOTES:
1. Volumes are in cubic metres & Areas in square meters.
2. Volume to be stored based on 1m³ for every **80m²** of impervious surface.
3. Down pipes to be located so each tank fills at same rate (i.e.. Roof Area to each tank is proportional to its Volume).
4. **Plumber to confirm Run Layout & location of soak wells.**
Drawings are indicative only.

DRAINAGE CALCULATIONS.

Impervious Area (Roof)

Stormwater Area 'A'. (Total Roof Area) =319.283m².
Volume to Store = 3.991m³.

DIAM	DEPTH	No of TANKS	VOLUME
1500	1500	2	5.3m³.

Stormwater Area (Driveway) =22.255m²
Volume to Store = 0.29m³.

DIAM	DEPTH	No of TANKS	VOLUME
1200	1200	1	1.36m³.

Impervious Area (Paving)
Run of to Garden Beds.

TANK VOLUME.

DIAM	DEPTH	VOLUME
1500	900	1.59
	1200	2.12
	1500	**2.65**
	1800	3.18
1200	900	1.02
	1200	**1.36**
	1500	1.70
900	900	0.57
	1200	0.76

Site Plan Scale: 1:100

Amended Plan

CITY OF VINCENT RECEIVED 15 June 2023

Deferred by Council 20 June 2023

Site Plan - New

RIVERSTONE

A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. Daniel Zhao
Plot Date: 15/06/2023 at 1:52 PM

Amendments.
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06_Council Tweaks-S.McC-31/05/23
DA05-Garge setback increased-S.McC-23/05/23
DA04-WO9 changed to Minor opening-S.McC-22-05-23
DA03 - FF Bath room Layout chanegd as per Council's requiremets - DZ-24/04/23
DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

Signatures:
Client:
Client:
Builder:

BAL Rating N/A.
Rev No. DA07
Job No. 5109
Dwn No. 2.03

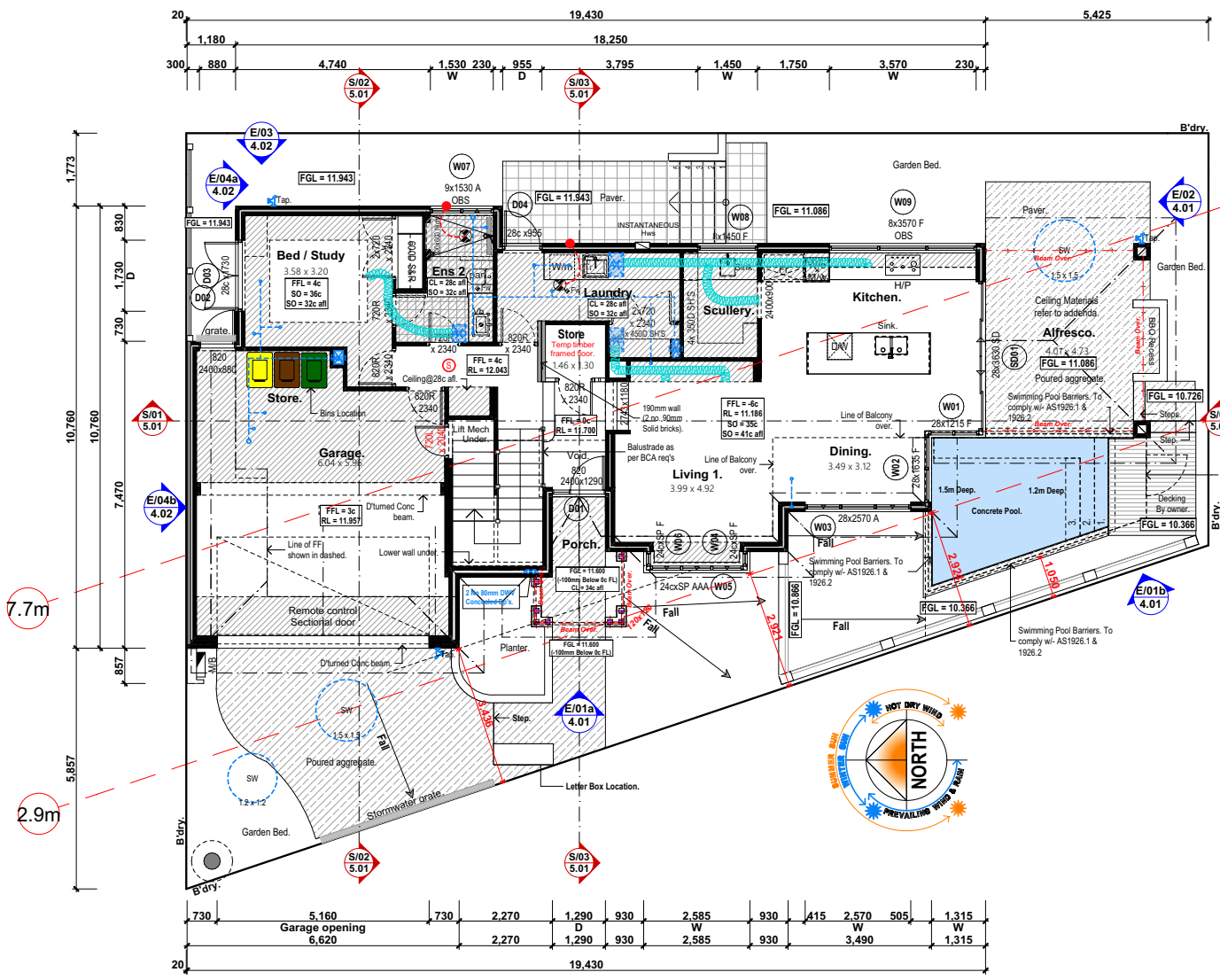
This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

one - Drafting₩Drawings₩Jobs ArchiCad₩5109 Number 80 Pty Ltd v24₩01 Archicad PLN₩5109 Number 80 Pty Ltd v24.pln

Status: Planning application

Area Calculations

	Name	Area	Perimeter
0 Ground Floor			
	Alfresco	19.2	18,292.0
	Garage	43.4	28,180.0
	Ground Floor	115.0	58,250.0
		177.6 m²	**104,722.0 m**
1 First Floor			
	Balcony	4.6	9,509.6
	First Floor	129.2	57,430.3
		133.8 m²	**66,939.9 m**
		311.4 m²	171,661.9 m



Ground Floor

Scale: 1:100

LEGEND

- Smoke Alarm - Hard Wired, Interlinked and to AS 3786-2014
- Exhaust fan - flumed to external air and not into the roof space.
- Wall mounted cold water hose tap
- Water supply for fridge
- Gas bayonet point

COMPLIANCE NOTES

Artificial Lighting | To comply with NCC Vol. 2 Part 3.12.5.5

Fall Prevention | Bedroom windows - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.
All other windows - where the fall height is 4m or greater must have a transom above 865mm and a sill height less than 150mm - No restriction is required to opening.
Refer to NCC V2 Part 3.9.2.6 and 3.9.2.7

Boundary Walls To Provide Fire Seperation | To comply with NCC Vol.2 Part 3.7.3.2

Fireplace | To comply with NCC Vol.2 Part 3.10.7

Parapet/Boundary Fireproofing | To comply with NCC Vol.2 Part 3.7.2.4

Staircase, Balustrade and Handrails | To comply with NCC Vol. 2 Part 3.9.1 and 3.9.2 (Nom. 280 Going x 172 Riser).

Stormwater Drainage | To comply with NCC V2 Part 3.1.3 citing AS 3500.3

Swimming Pool Barriers | To comply with AS 1926.1 and 1926.2

Timber Framing | To comply with AS 1684

Termite Protection | All primary building elements used for the construction of this building will consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with Part 3.1.4.2 of the Buidling Code of Australia - Volume 2, 2019 Amendment 1.

Parapet Walls | FMC Homeguard as physical Termite barrier as per AS 3660.1 - 2014 and will comply with Part 3.1.4.2 of the Buidling Code of Australia - Volume 2, 2019 Amendment 1

Wet areas | To comply with NCC Vol.2 Part 3.8.1

Steelwork | Exposed steel shall have an anti-corrosive treatment in accordance with the NCC 2019

Amended Plan

CITY OF VINCENT RECEIVED 15 June 2023

Deferred by Council 20 June 2023

RIVERSTONE
A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. Daniel Zhao
Plot Date: 15/06/2023 at 1:53 PM

Amendments:
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06_Council Tweaks-S.McC-31/05/23
DA05-Garge setback increased-S.McC-23/05/23
DA04-WO9 changed to Minor opening-S.McC-22-05-23
DA03 - FF Bath room Layout chanegd as per Council's requiremets - DZ-24/04/23
DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

Signatures:
Client:
Client:
Builder:

BAL Rating N/A.
Ground Floor
Rev No. DA07
Job No. 5109
Dwn No. 2.04

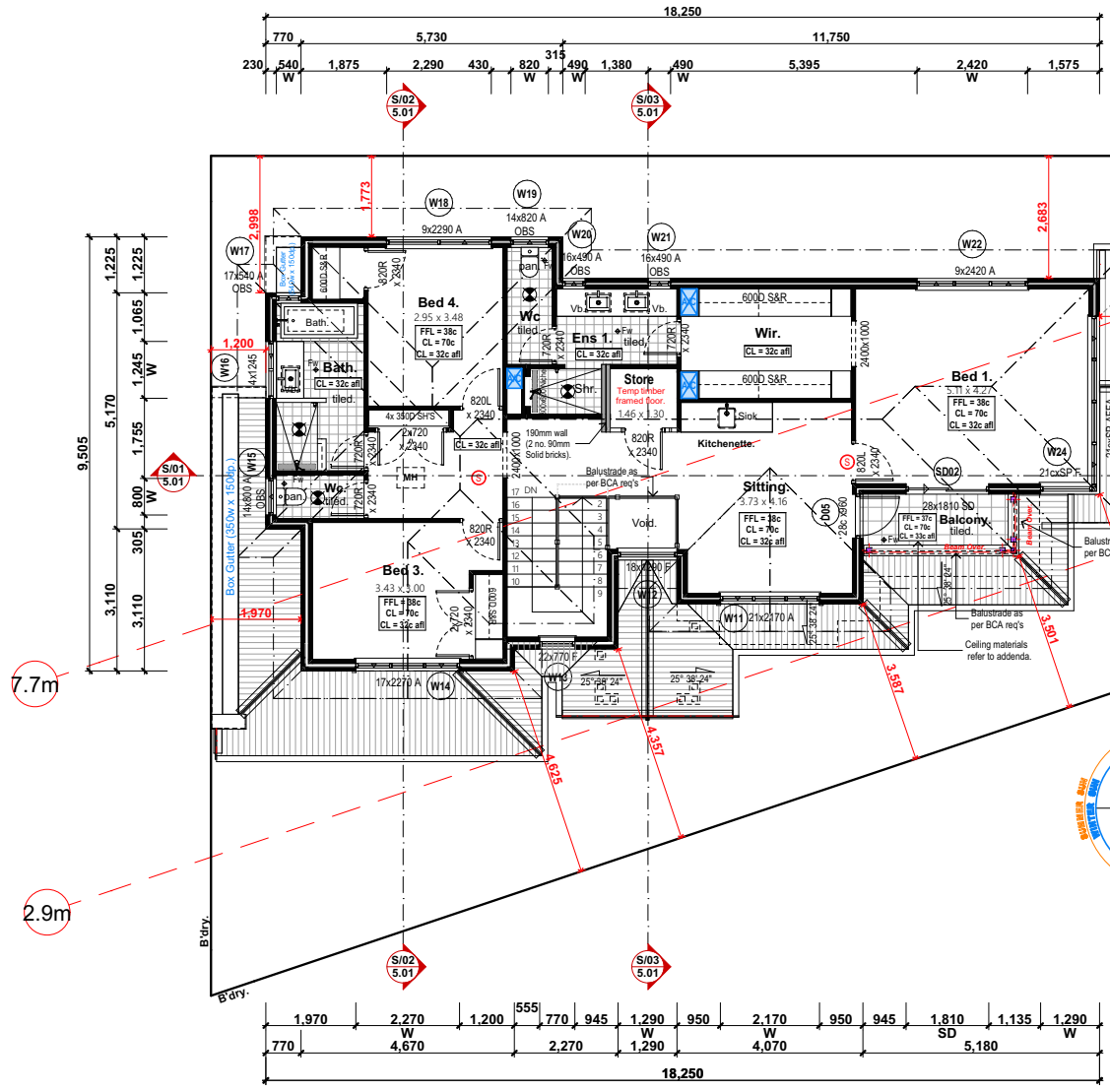
This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

one - Drafting₩Drawings₩Jobs ArchiCad₩5109 Number 80 Pty Ltd v24₩01 Archicad PLN₩5109 Number 80 Pty Ltd v24.pln

Status: Planning application

Area Calculations

	Name	Area	Perimeter
0 Ground Floor			
	Alfresco	19.2	18,292.0
	Garage	43.4	28,180.0
	Ground Floor	115.0	58,250.0
		177.6 m²	**104,722.0 m**
1 First Floor			
	Balcony	4.6	9,509.6
	First Floor	129.2	57,430.3
		133.8 m²	**66,939.9 m**
		311.4 m²	**171,661.9 m**



LEGEND

- Smoke Alarm - Hard Wired, Interlinked and to AS 3786-2014
- Exhaust fan - flumed to external air and not into the roof space.
- Wall mounted cold water hose tap
- Water supply for fridge
- Gas bayonet point

COMPLIANCE NOTES

Artificial Lighting | To comply with NCC Vol. 2 Part 3.12.5.5

Fall Prevention | Bedroom windows - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.
All other windows - where the fall height is 4m or greater must have a transom above 865mm and a sill height less than 150mm - No restriction is required to opening.
Refer to NCC V2 Part 3.9.2.6 and 3.9.2.7

Boundary Walls To Provide Fire Seperation | To comply with NCC Vol.2 Part 3.7.3.2

Fireplace | To comply with NCC Vol.2 Part 3.10.7

Parapet/Boundary Fireproofing | To comply with NCC Vol.2 Part 3.7.2.4

Staircase, Balustrade and Handrails | To comply with NCC Vol. 2 Part 3.9.1 and 3.9.2 (Nom. 280 Going x 172 Riser).

Stormwater Drainage | To comply with NCC V2 Part 3.1.3 citing AS 3500.3

Swimming Pool Barriers | To comply with AS 1926.1 and 1926.2

Timber Framing | To comply with AS 1684

Termite Protection | All primary building elements used for the construction of this building will consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with Part 3.1.4.2 of the Buidling Code of Australia - Volume 2, 2019 Amendment 1.

Parapet Walls | FMC Homeguard as physical Termite barrier as per AS 3660.1 - 2014 and will comply with Part 3.1.4.2 of the Buidling Code of Australia - Volume 2, 2019 Amendment 1

Wet areas | To comply with NCC Vol.2 Part 3.8.1

Steelwork | Exposed steel shall have an anti-corrosive treatment in accordance with the NCC 2019

First Floor Scale: 1:100

Amended Plan

CITY OF VINCENT
RECEIVED
15 June 2023

Deferred by Council 20 June 2023

RIVERSTONE

A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. Daniel Zhao
Plot Date: 15/06/2023 at 1:53 PM

Amendments:
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06_Council Tweaks-S.McC-31/05/23
DA05-Garge setback increased-S.McC-23/05/23
DA04-WO9 changed to Minor opening-S.McC-22-05-23
DA03 - FF Bath room Layout chanegd as per Council's requiremets - DZ-24/04/23
DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

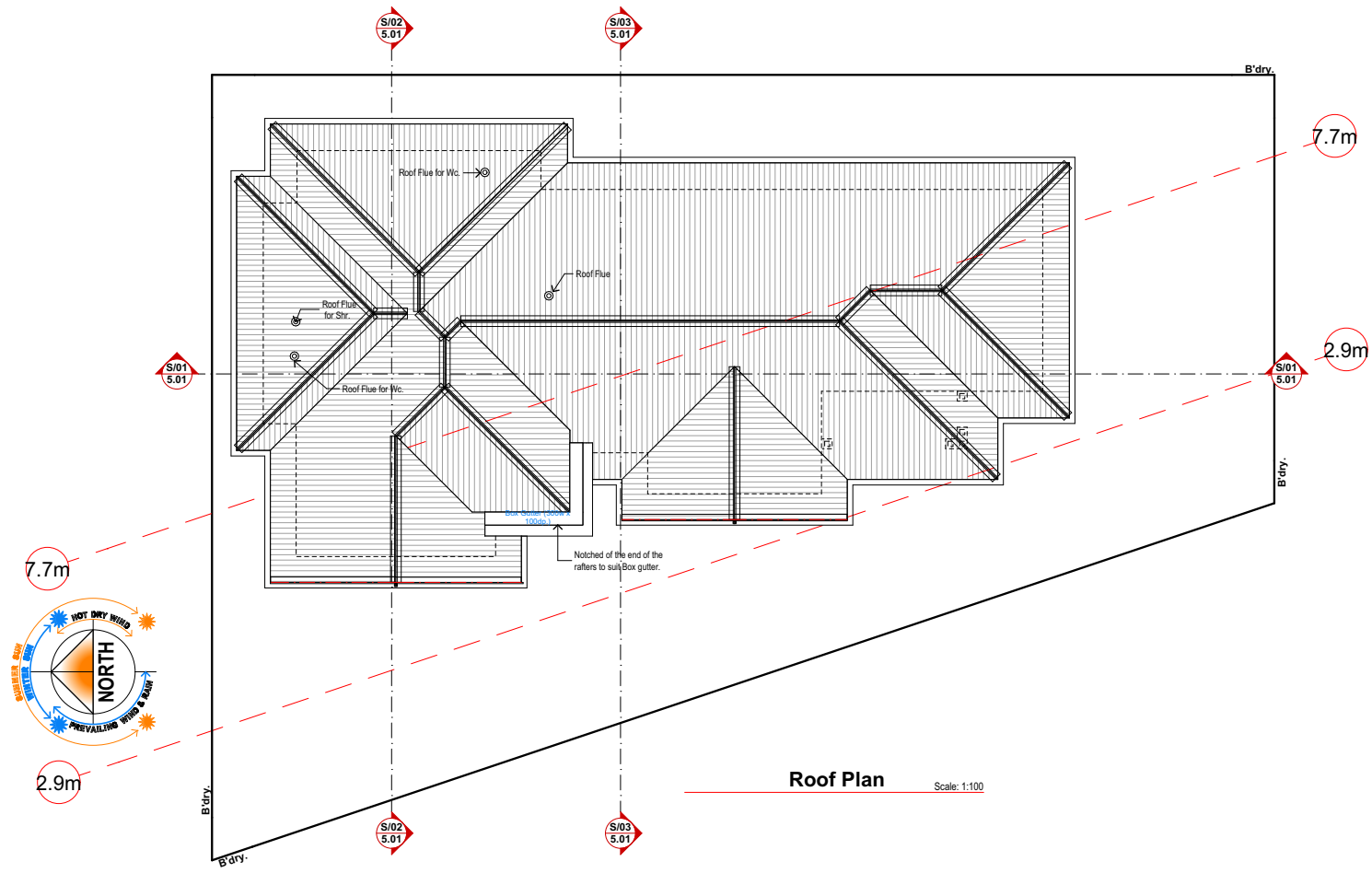
Signatures:
Client:
Client:
Builder:

BAL Rating N/A.
First Floor
Rev No. DA07
Job No. 5109
Dwn No. 2.05

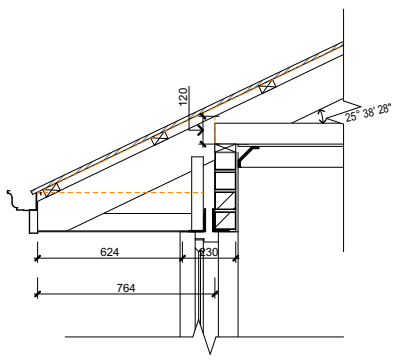
This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

one - Drafting₩Drawings₩Jobs ArchiCad₩5109 Number 80 Pty Ltd v24₩01 Archicad PLN₩5109 Number 80 Pty Ltd v24.pln

Status: Planning application



Roof Plan Scale: 1:100



Eaves Overhang 1:20

LEGEND

- (S) Smoke Alarm - Hard Wired, Interlinked and to AS 3786-2014
- Exhaust fan - flumed to external air and not into the roof space.
- Wall mounted cold water hose tap
- Water supply for fridge
- Gas bayonet point

COMPLIANCE NOTES

Artificial Lighting | To comply with NCC Vol. 2 Part 3.12.5.5

Fall Prevention | Bedroom windows - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.
All other windows - where the fall height is 4m or greater must have a transom above 865mm and a sill height less than 150mm - No restriction is required to opening.
Refer to NCC V2 Part 3.9.2.6 and 3.9.2.7

Boundary Walls To Provide Fire Seperation | To comply with NCC Vol.2 Part 3.7.3.2

Fireplace | To comply with NCC Vol.2 Part 3.10.7

Parapet/Boundary Fireproofing | To comply with NCC Vol.2 Part 3.7.2.4

Staircase, Balustrade and Handrails | To comply with NCC Vol. 2 Part 3.9.1 and 3.9.2 (Nom. 280 Going x 172 Riser).

Stormwater Drainage | To comply with NCC V2 Part 3.1.3 citing AS 3500.3

Swimming Pool Barriers | To comply with AS 1926.1 and 1926.2

Timber Framing | To comply with AS 1684

Termite Protection | All primary building elements used for the construction of this building will consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with Part 3.1.4.2 of the Buidling Code of Australia - Volume 2, 2019 Amendment 1.

Parapet Walls | FMC Homeguard as physical Termite barrier as per AS 3660.1 - 2014 and will comply with Part 3.1.4.2 of the Buidling Code of Australia - Volume 2, 2019 Amendment 1

Wet areas | To comply with NCC Vol.2 Part 3.8.1

Steelwork | Exposed steel shall have an anti-corrosive treatment in accordance with the NCC 2019

Amended Plan

CITY OF VINCENT RECEIVED 15 June 2023

Deferred by Council 20 June 2023

RIVERSTONE

A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

© Copyright
Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. Daniel Zhao
Plot Date: 15/06/2023 at 1:53 PM

Amendments.
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06_Council Tweaks-S.McC-31/05/23
DA05-Garge setback increased-S.McC-23/05/23
DA04-WO9 changed to Minor opening-S.McC-22-05-23
DA03 - FF Bath room Layout chanegd as per Council's requiremets - DZ-24/04/23
DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

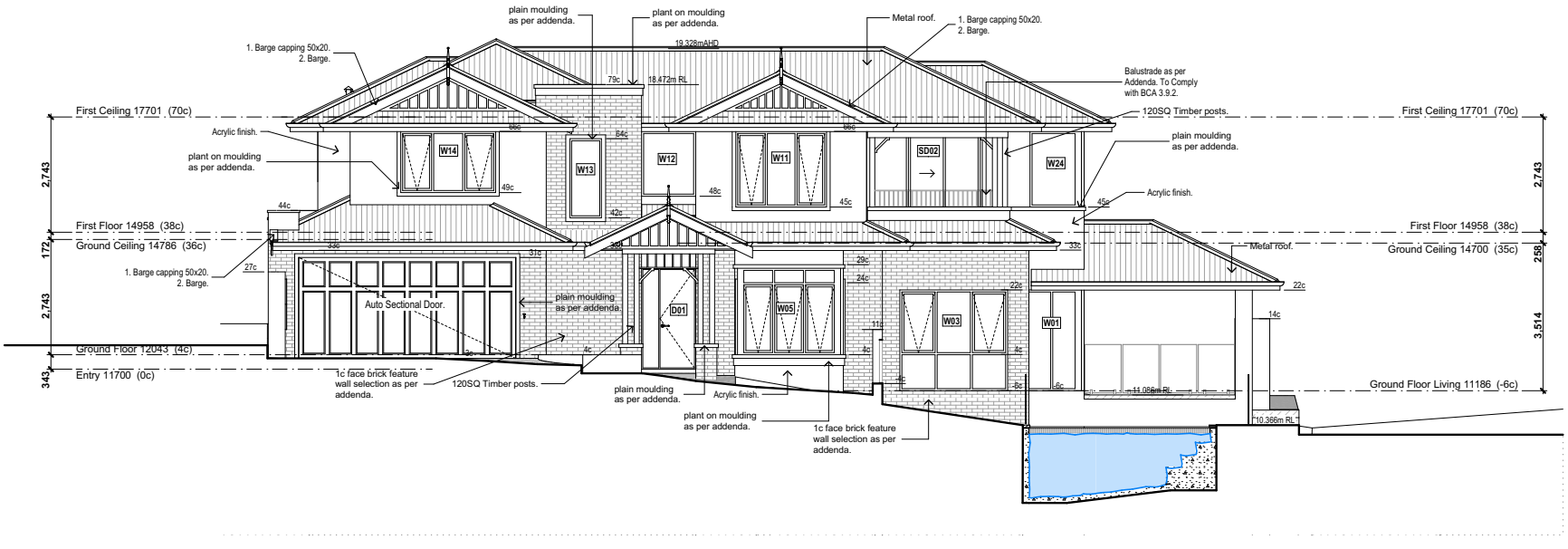
Signatures:
Client:
Client:
Builder:

BAL Rating N/A.
Roof Plan
Rev No. DA07
Job No. 5109
Dwn No : 2.06

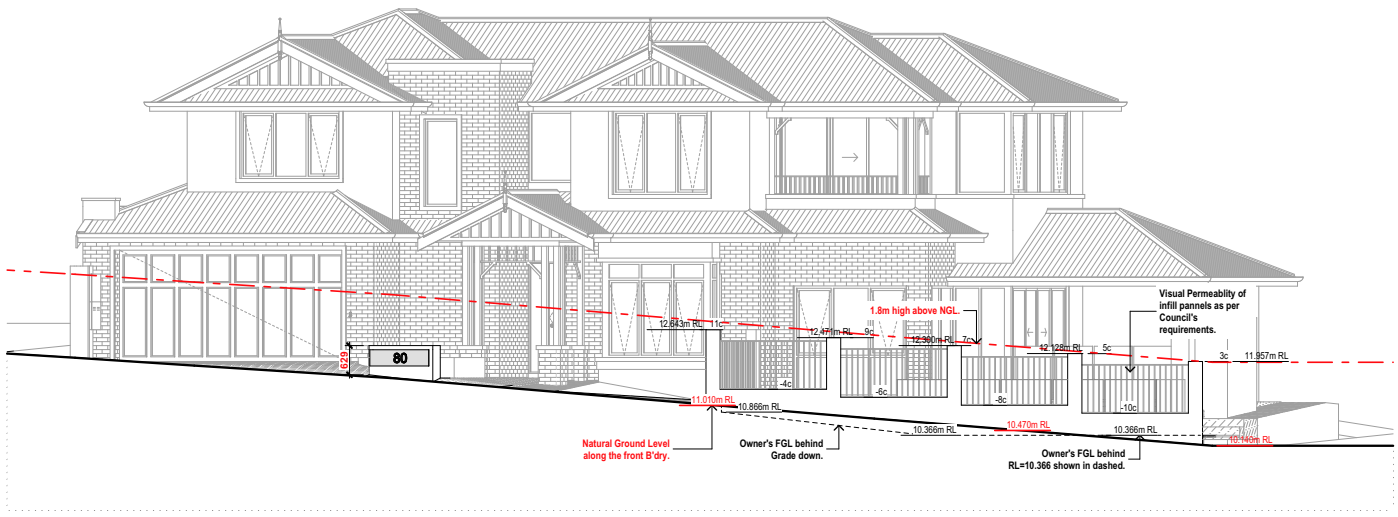
This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

one - Drafting₩Drawings₩Jobs ArchiCad₩5109 Number 80 Pty Ltd v24₩01 Archicad PLN₩5109 Number 80 Pty Ltd v24.pln

Status:
Planning application

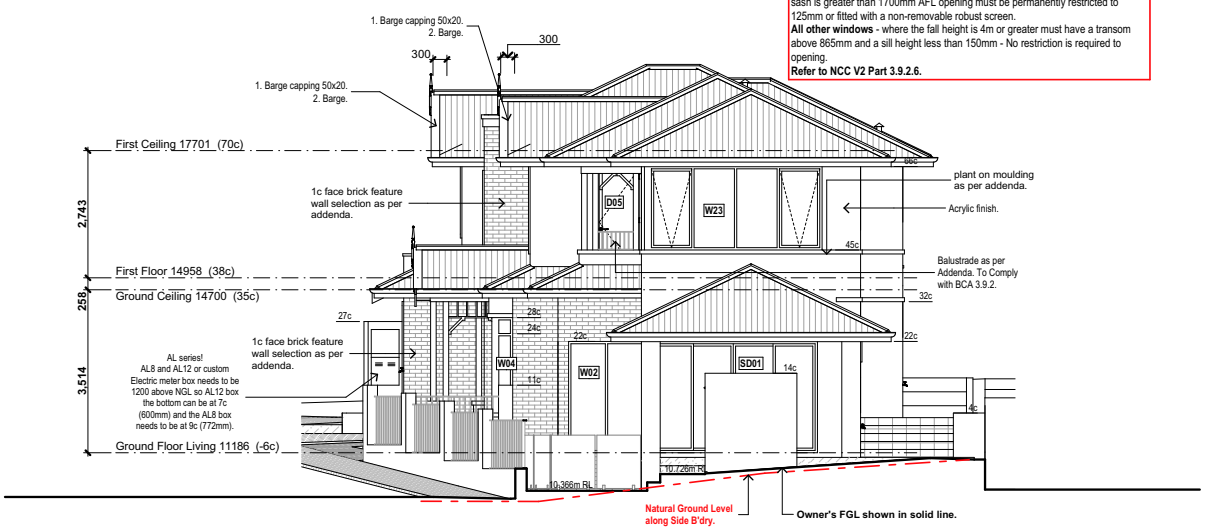


E/01a **West** Scale: 1:100
2.04



E/01b **West** **1:100**
2.04

Note!
Bedroom windows - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.
All other windows - where the fall height is 4m or greater must have a transom above 865mm and a sill height less than 150mm - No restriction is required to opening.
Refer to NCC V2 Part 3.9.2.6.



E/02 **South** Scale: 1:100
2.04

Amended Plan

CITY OF VINCENT RECEIVED 15 June 2023

Deferred by Council 20 June 2023

Elevations - DA07

RIVERSTONE

A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. Daniel Zhao
Plot Date: 15/06/2023 at 1:53 PM

Amendments.
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06_Council Tweaks-S.McC-31/05/23
DA05-Garge setback increased-S.McC-23/05/23
DA04-WO9 changed to Minor opening-S.McC-22-05-23
DA03 - FF Bath room Layout chanegd as per Council's requiremets - DZ-24/04/23
DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

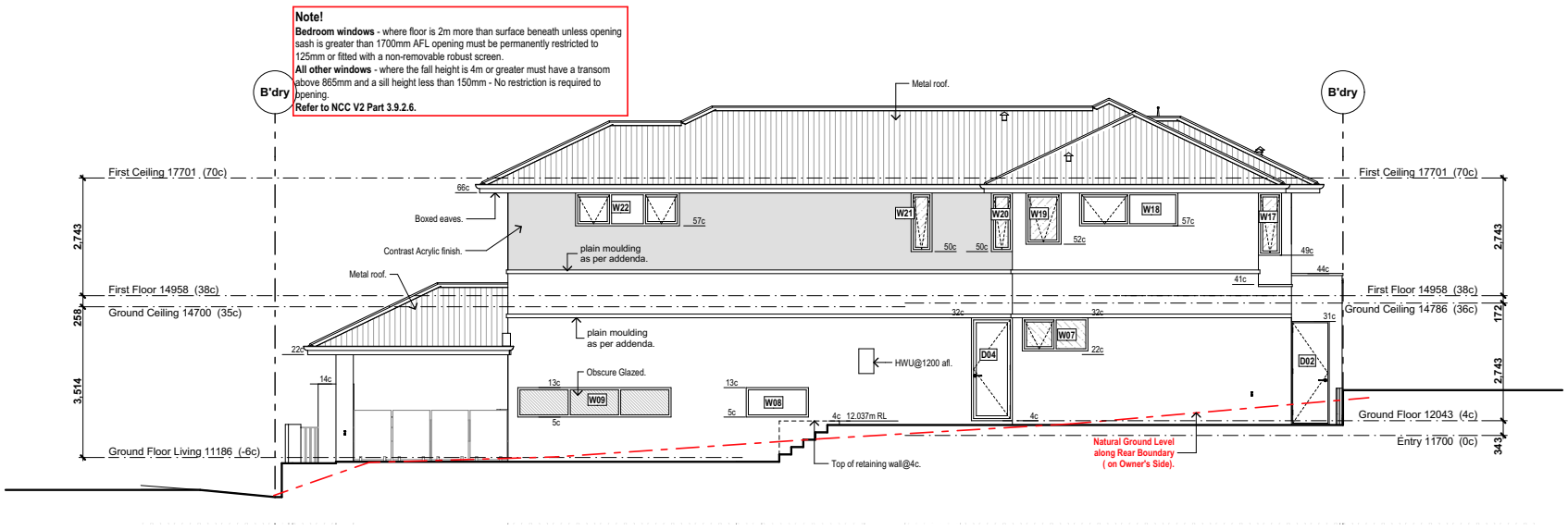
Signatures:
Client:
Client:
Builder:

BAL Rating N/A.
Rev No. DA07
Job No. 5109
Dwn No : 4.01

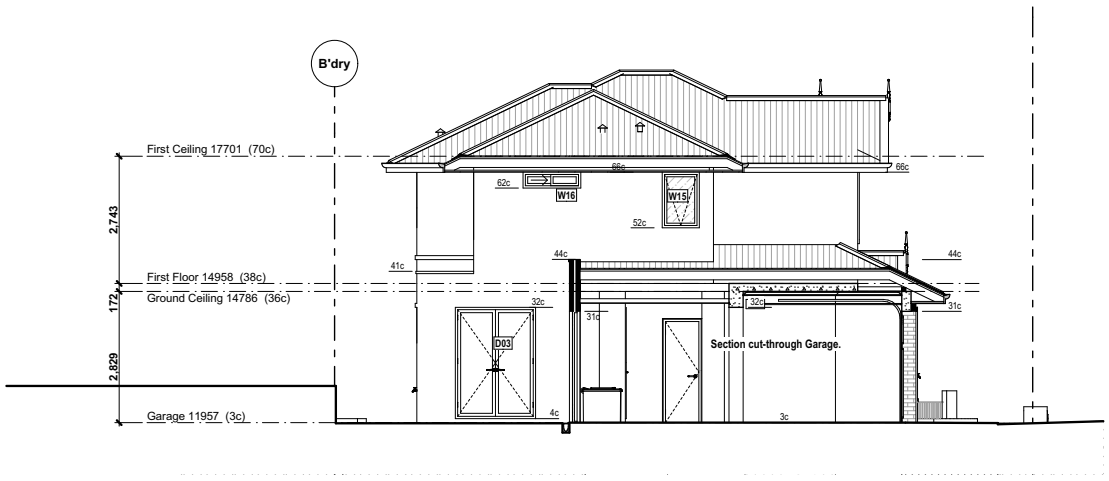
This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

one - Drafting₩Drawings₩Jobs ArchiCad₩5109 Number 80 Pty Ltd v24₩01 Archicad PLN₩5109 Number 80 Pty Ltd v24.pln

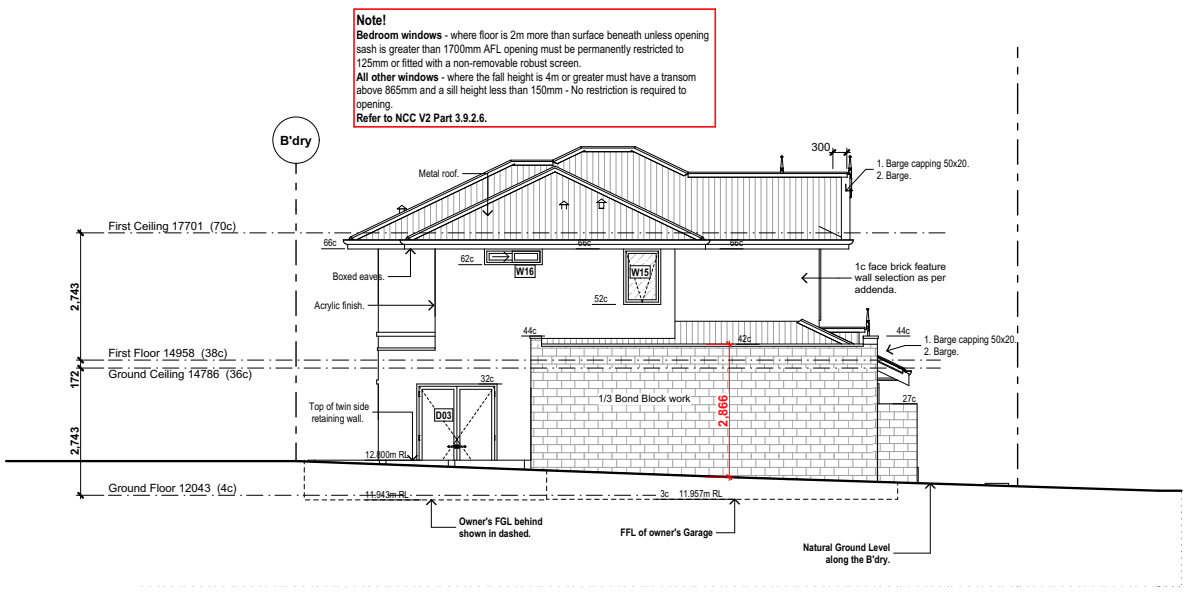
Status:
Planning application



E/03 **East** Scale: 1:100
2.04



E/04a **North** **1:100**
2.04



E/04b **North** Scale: 1:100
2.04

Amended Plan

CITY OF VINCENT
RECEIVED
15 June 2023

Deferred by Council
20 June 2023

Elevations - DA07

RIVERSTONE

A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. Daniel Zhao
Plot Date: 15/06/2023 at 1:53 PM

Amendments:
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06_Council Tweaks-S.McC-31/05/23
DA05-Garge setback increased-S.McC-23/05/23
DA04-WO9 changed to Minor opening-S.McC-22-05-23
DA03 - FF Bath room Layout chanegd as per Council's requiremets - DZ-24/04/23
DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

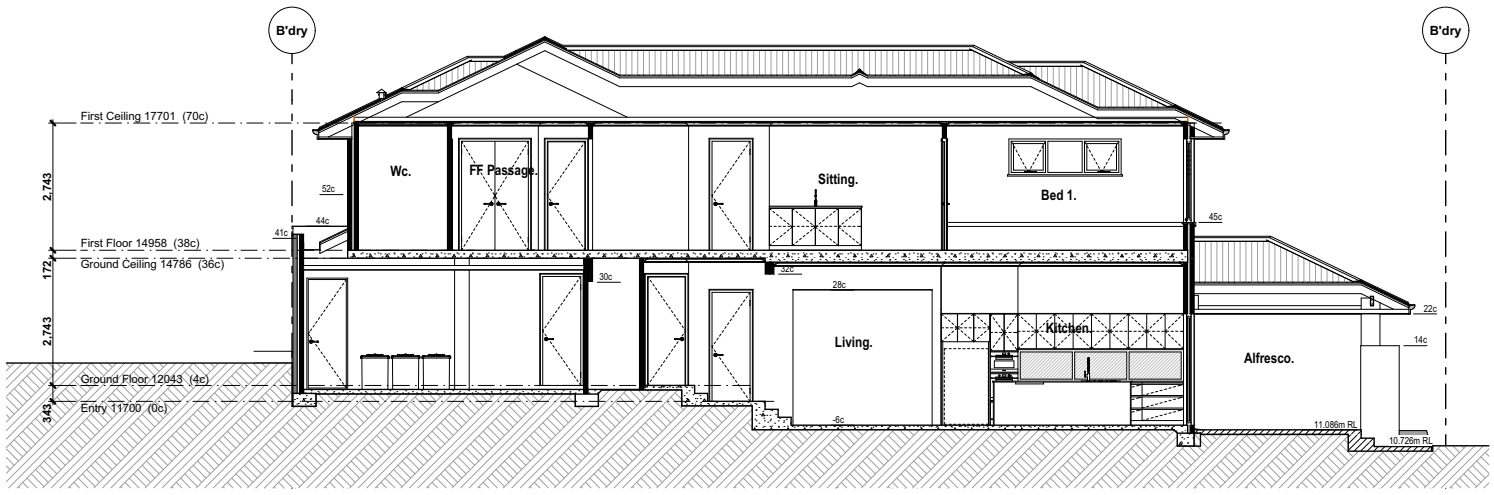
Signatures:
Client:
Client:
Builder:

BAL Rating: N/A.
Rev No.: DA07
Job No.: 5109
Dwn No.: 4.02

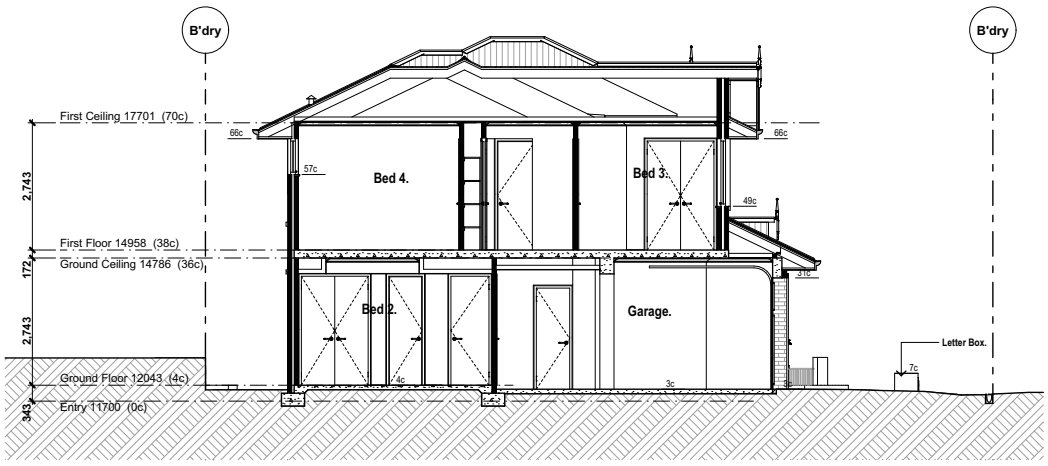
This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

one - Drafting₩Drawings₩Jobs ArchiCad₩5109 Number 80 Pty Ltd v24₩01 Archicad PLN₩5109 Number 80 Pty Ltd v24.pln

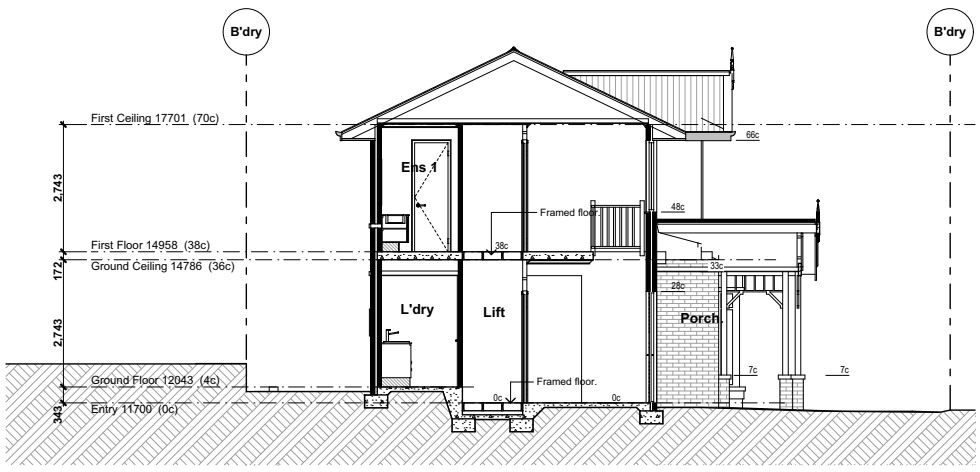
Status: Planning application



S/01 **Section** **1:100**
2.04



S/02 **Section** **1:100**
2.04



S/03 **Section** Scale: 1:100
2.04

Amended Plan

CITY OF VINCENT
RECEIVED
15 June 2023

Deferred by Council
20 June 2023

RIVERSTONE

A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. Daniel Zhao
Plot Date: 15/06/2023 at 1:53 PM

Amendments:
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06_Council Tweaks-S.McC-31/05/23
DA05-Garge setback increased-S.McC-23/05/23
DA04-WO9 changed to Minor opening-S.McC-22-05-23
DA03 - FF Bath room Layout chanegd as per Council's requirements - DZ-24/04/23
DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

Signatures:
Client:
Client:
Builder:

Sections

BAL Rating: N/A.
Rev No.: DA07
Job No.: 5109
Dwn No.: 5.01

#80 Auckland Street, North Perth

External colours and materials:

Exterior	Product	Colour	Image
Window frames	Colorbond	White lustre	
Walls	Rendered paint finish	Dulux Terrace white	
	Contrast render on rear wall	Dulux Wallaby	
	Recycled facebrick	Restoration red	
	Painted timber	Dulux white on white Balustrade, feature Posts, and frieze	
Roofing & Gutters	Colorbond	Wallaby	
Downpipes	Colorbond	Shale grey	

CITY OF VINCENT
RECEIVED
15 June 2023

Amended Plan

Deferred by Council 20 June 2023

Barges	Paint finish	Dulux White on White	
Floor	Exposed poured concrete	BGC standard A125	

CITY OF VINCENT
RECEIVED
15 June 2023

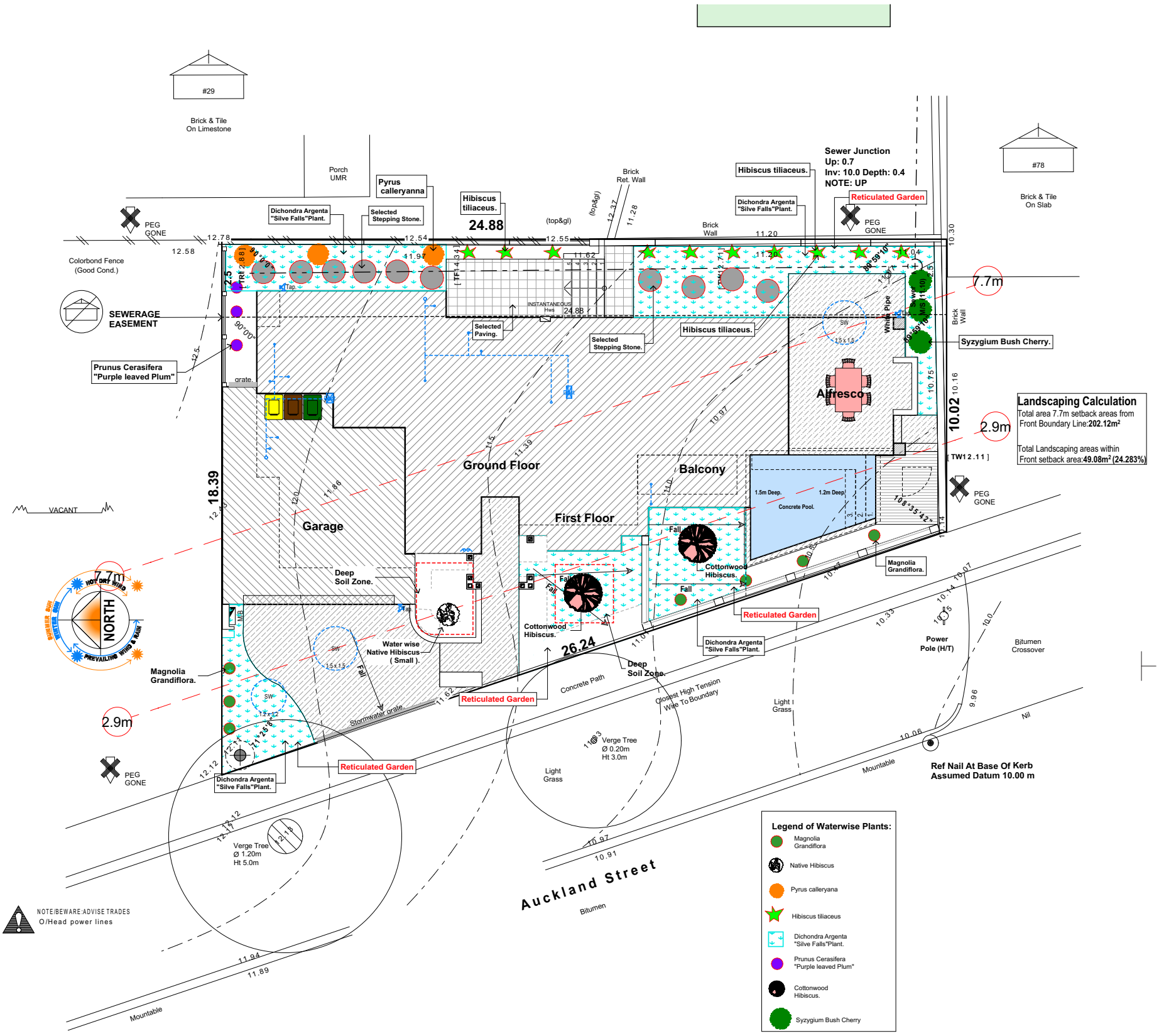
Amended Plan

Deferred by Council
20 June 2023

This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

one - Drafting₩Drawings₩Jobs ArchiCad₩5109 Number 80 Pty Ltd v24₩01 Archicad PLN₩5109 Number 80 Pty Ltd v24.pln

Status: Planning application



Site Plan - Landscaping Scale: 1:100

Amended Plan

CITY OF VINCENT RECEIVED 15 June 2023

Deferred by Council 20 June 2023

RIVERSTONE

A: Suite 44 Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove, WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or copied in whole or in part without the express written permission of Riverstone Custom Homes.

Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

Wind Classification T.B.C.
Local Authority City of Vincent
Dwn. Daniel Zhao
Plot Date: 15/06/2023 at 1:52 PM

Amendments:
DA07 - Lowered the Pool Decking Level - DZ-14/06/23
DA06_Council Tweaks-S.McC-31/05/23
DA05-Garge setback increased-S.McC-23/05/23
DA04-WO9 changed to Minor opening-S.McC-22-05-23
DA03 - FF Bath room Layout chanegd as per Council's requiremets - DZ-24/04/23
DA02 - Redesigned as per Alan's Sketch-DZ-27/03/23

Signatures:
Client:
Client:
Builder:

Landscaping

BAL Rating N/A.
Rev No. DA07
Job No. 5109
Dwn No. : 2.02

one - Drafting\#Drawings\#Jobs ArchiCad\#5109 Number 80 Pty Ltd v24\#01 Archicad PLN\#5109 Number 80 Pty Ltd v24.pln
Status: Planning application

Streetscape Perspective.

Streetscape Elevation (To Scale).

E/01c West Scale: 1:100
2.04

Amended Plan
CITY OF VINCENT
RECEIVED
6 October 2023

This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

Street Scape

Dwn No.	Job No.	Drw No.	Rel. Rating
4.03	5109	DA12	N/A.

Signatures:
Client
Client
Builder

Amendments:
DA12 - Revised Materials Schedule & Elevations - 6/10/23
DA11 - Updated Site Plan - 02/10/2023
DA10 - Structural changes for planning - 02/09/23
DA9 - Structural changes for planning - 02/08/23
DA8 - Council Feedback - 3/05/23
DA7 - Updated Site Plan - 02/04/2023
DA6 - Council Feedback - 3/05/23
DA5 - Garage setback increased - 5/04/23
DA4 - Retaining Wall Engineering - 04/04/23
DA3 - Updated Site Plan - 02/03/23
DA2 - Updated Site Plan - 02/03/23
DA1 - Planning Submission - 02/03/23

Ward: T.B.C.
Local Authority: City of Vincent
Drawn: Daniel Zhao
Date: 6/10/2023 at 9:13 AM

Barbas Residence
Lot 102 #80 Auckland Street,
North Perth, WA 6006

A: Suite 4A Cottesloe Central Shopping Centre, 460 Stirling Highway, Peppermint Grove WA 6011
T: 08 9284 4866 F: 08 9284 6144 E: reception@riverstone.com.au
W: www.riverstone.com.au
© Copyright. This drawing and design is copyright and may not be reproduced or used in whole or part without the express written permission of Riverstone Custom Homes.

RIVERSTONE

Summary of Submissions:

The table below summarise the comments received during the first advertising period (25 January 2023 to 8 February 2023) of the proposal, together with Administration's response to each comment.

Comments Received in Objection:	Administration Comment:
General • The proposed development is excessively proportioned and not appropriately scaled for the site context. As a result, significant street setback concessions are being sought across both levels of the development. • The proposed development does not compliment the houses of the adjoining and surrounding neighbourhood which consist of mainly single storey, largely set back dwellings.	• The proposal development has been amended and designed to respond to the setbacks of the approved two storey dwelling that is currently under construction to the northern adjoining property and the existing single storey dwelling to the south. • The proposed development has also been designed to step the building height from two storeys on the northern side to single storey adjacent to the southern property. • The building has been designed to incorporate articulation with varying setbacks, glazing, roof form, eaves, design detailing and colours and materials that assist in reducing the impacts of building bulk and scale. • The application is not seeking discretion in relation to building height and the site and surrounding properties are located within a two storey height limit area under the Built Form Policy. There are existing two storey houses along Auckland Street consistent with this.
Streetscape & Primary Setback • Concerns relating to the significant ground floor street setback variation and no upper floor street setback as it wouldn't complement or be consistent with any approved or existing dwellings on Auckland Street. • Concerns relating to the ground floor setback variation being far too excessive. Additionally, given the lack of upper floor setback, the proposed dwelling would make the area feel overwhelming. • The proposed 2.5 metre primary street setback results in a poor outcome for adjoining properties in relation to the bulk and scale of the building and privacy. • The building's incorporation of design features and minor projections, emphasise the bulk and scale of the development to the street, exacerbating the impact of the reduced street setbacks on the streetscape character. • The reduced street setbacks disconnect the subject site from the remainder of Auckland Street and unnecessarily obstructs access to views of significance.	• The proposed development has been amended to increase the street setback and provide articulation and separation between ground and upper floors. • The proposal development has been amended and designed to respond to the setbacks of the approved two storey dwelling that is currently under construction to the northern adjoining property and the existing single storey dwelling to the south. • The proposed development meets the deemed-to-comply standards of the R Codes relating to visual privacy. • The building design response assists in reducing the impact of building bulk that is commonly associated with blank, solid walls presented to the street. • Access to views of significance is a design principle assessment under the R Codes relevant to application's seeking discretion in respect to building height. The application meets the building height deemed-to-comply standard of two storeys and no discretion is being sought in respect to building height. This means that views of significance is not relevant to the discretion being sought and in the consideration of this application.

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
Upper Floor Street Setback • The upper floors would not be distinguished from the lower storeys resulting in an upper floor which would have considerable visual bulk to the streetscape. • The proposed upper floor would dominate the dwelling façade and create an imposing streetscape presence which would considerably undermine the established and consistent streetscape character.	• The proposed plans have been amended to provide articulation between ground and upper floors. This would delineate between the two levels and assist in reducing the visual bulk impact on the street and present as being less visually dominant as viewed from the street.
Lot Boundary Setback • Concerns relating to the proposed bulk of the eastern elevation and its impact on the adjoining property.	• The proposed plans have been amended to provide obscured windows to the kitchen and results in the eastern lot boundary setback meeting the deemed-to-comply standard under the R Codes. • The eastern elevation of the dwelling has amended to be treated with contrasting coloured render to the upper floor and moulding strips to differentiate between the ground and upper floors.
Landscaping • The compromised street setback would restrict the development's ability to provide a suitable level of landscaping to contribute to the streetscape and offset impacts of bulk and scale. • Concerns relating to the lack of a garden, vegetation and a shade tree as it would result in a considerable loss to existing green streetscape along the entire length of Auckland Street. • Concerns relate to the proposal's minimal landscaping visible from the street with a disproportionately large area of impervious surfaces.	• The landscaping plan submitted provides for 36.8 percent canopy coverage at maturity and 19.2 percent deep soil and planting areas. This exceeds the Built Form Policy deemed-to-comply standards, noting that these standards have not been approved by the Western Australian Planning Commission and are given regard only in the consideration of the application. • 15 trees and other plantings are proposed to be planted within deep soil and planting areas located to the front setback area and to lot boundaries. This would assist in reducing the impact of the development on the adjoining residential properties and to the street, and would make an effective contribution to the landscaping outcome and canopy coverage on site. • The 10 trees are proposed to be planted within the front setback area. Tree planting to the front setback area would assist in softening the view of the development as viewed from Auckland Street. • There are also three existing street trees in the Auckland Street verge adjacent to the property and which would be retained.

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
Design and Character • As Auckland Street is a leafy street with modest new dwellings and original character homes, all substantially setback from the street, the proposed dwelling does not complement the existing character and charm of the street. • Concerns relate to the proposed development not complementing or being sympathetic to the general character of Auckland Street as the street consists of wide, open front lawns/gardens and single storey houses with substantial setbacks and minimal privacy issues. • Concerns regarding the inconsistency with the local and neighbourhood character, with specific reference to the proposed bulk and scale of the proposed development. • Concerns that the bulk and scale of the proposed development will negatively impact on the amenity and character of the surrounding area.	• The proposed development references and incorporates traditional building elements present in the street. • Given the irregular lot shape created through subdivision of the parent lot, the site does not have adequate depth to enable larger setbacks to older homes along Auckland Street. • Properties located to the south of the subject site on the same eastern side of Auckland Street are capable of subdivision given their lot size. This means that they are capable of redevelopment and infill in the future, and this would likely have an influence on the established street setbacks. • Refer to Administration's responses to 'General' and 'Streetscape & Primary Setback' in relation to building height, bulk and scale.
Visual Privacy • Concerns relating to the visual privacy to the north (from the minor projection) and south (from the balcony) that will be an issue for adjoining neighbours children who play in the front garden. • The result of the backfill to the alfresco area (south) would detrimentally affect the southern adjoining property. The proposal has not been designed or landscaped with any regard for privacy of the adjoining neighbours. • Concerns relating to the visual privacy to the south (from the alfresco).	• The proposed dwelling meets the deemed-to-comply standards of the R Codes in relation to visual privacy and this is not a discretionary consideration for this application.
Other • Concerns relating to the proposed change in level along the southern boundary as the current plans show no indication of erecting sufficient fencing. • Concerns regarding the future structural integrity and waterproofing of the existing southern boundary wall. • Concerns relating to the ground works potentially impacting the structural integrity of the southern adjoining lots as the dwelling is an original 1930's Californian bungalow with brick and tile on limestone. Possible vibration during building works may damage the integral character features of the property.	• Dividing fences are a matter under the *Dividing Fences Act 1961* and are to be installed in accordance with the specifications of the City's *Fencing Local Law 2008.* It does not form part of this application. • Structural integrity and works that may affect adjoining land are matters dealt with under the *Building Act 2012,* and is not a consideration dealt with at the development application stage. • It is the responsibility of the builder for the effective management of construction works and to ensure that this is undertaken in the interest of nearby residents and properties. The City's Policy No. 7.5.23 Construction Management Plans does not require the builder to prepare dilapidation reports in this circumstance, though this is available to them given their obligations to manage construction works.

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

Summary of Submissions:

The table below summarise the comments received during the first advertising period (4 May 2023 to 10 May 2023) of the proposal, together with Administration's response to each comment.

Comments Received in Objection:	Administration Comment:
General • Concerns relate to the location of the pool in relation to the balcony and the possible situation where people jump into the pool from the balcony.	• This is not a relevant planning consideration. The concern is speculative and is not addressed in the planning framework.
Impact on Northern Adjoining Property • Concerns relate to the proposed reduced street setback and bulk significantly impacting views of significance and as such, the property's value.	• The proposed development aligns with the street setback pattern established by the adjoining property to the north, which is currently under construction. • Access to views of significance is not a relevant design principle consideration for this application, as the proposal complies with building height deemed-to-comply standards under the R Codes. • The impact of development on property values is not a relevant planning consideration.
Lot Boundary Setback • Concerns relating to the proposed bulk of the eastern elevation being increased, as a greater concession on the eastern boundary setback for Bed 1/Study is being sought. • Proposed outdoor living area is not compliant with R Codes 5.1.3 Lot Boundary Setback, C3.1(iii) which requires unenclosed areas accessible, elevated 0.5m or more above natural ground level, to be setback 1.5m. The proposed Alfresco is setback 1.0m with eaves further extending into the setback area.	• The proposed development was amended following the second round of community consultation, providing obscured windows to the kitchen and resulting in the eastern lot boundary setback becoming compliant with the deemed-to-comply standards of the R Codes. This includes the Bed1/Study wall on the upper floor eastern lot boundary setback that complies with the deemed-to-comply standards of the R Codes. • The deemed-to-comply standard of the R Codes does not apply as it has been replaced by the Built Form Policy. The R Codes deemed-to-comply standard for Clause 5.1.3 C3.1(ii) relating to patio setbacks applies and the alfresco complies with this. The outdoor living area has also been designed so that its finished floor levels are stepped in line with natural ground levels and so that it is no greater than 0.5 metres higher.
Garage Setback • Proposed garage has been setback 0.44m from ground floor dwelling alignment which does not align with the street context of Auckland Street (single car garages and carports).	• The proposed plans were amended following the second round of consultation, providing the garage with a 0.5 metre setback behind the ground floor dwelling alignment. This meets the deemed-to-comply standard of the Built Form Policy. • Auckland Street is characterised by a mix of on-site parking arrangements including uncovered car parking areas, carports, and single and double garages. In reviewing the surrounding streetscape in the northern half of Auckland Street between Gill Street and Hobart Street, the single house under construction to the northern adjoining property at No. 31 Gill Street has a double garage, as does existing houses at Nos. 61,

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
	63, 67, 69, 74 and 76 Auckland Street.
Outdoor Living Area • The proposed outdoor living area is significantly less than the deemed-to-comply 30 square metres, as outdoor living areas within the primary street setback area cannot contribute to the total outdoor living area.	• The deemed-to-comply standard of the R Codes sets out that outdoor living areas are to be located behind the street setback area. This does not mean that the area of an outdoor living area located within the street setback area do not contribute towards outdoor living, as it still meets the definition of outdoor living area. Rather, the proposal requires a design principle assessment to be undertaken under the R Codes in respect to the outdoor living area location. • The outdoor living area location meets the design principles of the R Codes. It exceeds the deemed-to-comply area of 30 square metres and minimum dimension of 4 metres, and is accessible directly from the kitchen, dining and living room spaces. This means it is able to be used in conjunction with these primary living spaces, and would be of a functional size.
Landscaping • Query whether the canopy coverage (30 percent), deep soil (12 percent) and planting area (3 percent) requirements have been met. • Concerns relating to the proposed species of trees selected within the landscaping plan with specific concerns relating to the spacing not being sufficient between trees. • Concerns relate to the trees located on the lot boundaries and the maintenance required to ensure neighbouring properties are not impacted by overgrowth and root systems.	• The landscaping plan provides for 36.8 percent canopy coverage at maturity and 19.2 percent deep soil and planting areas. This exceeds the Built Form Policy deemed-to-comply standards, noting that these standards have not been approved by the Western Australian Planning Commission and are given regard only in the consideration of the application. • A condition of approval is recommended requiring an updated landscaping plan to be submitted and approved by the City that provides for adequate spacing between trees to be planted. • The City's policy framework does not include specific requirements that restrict trees from being planted adjacent to lot boundaries. A landowner is entitled to trim/remove trees and roots up to the property boundary.
Community Consultation • Concerns that only the adjoining properties have been consulted on all current and historic planning applications with regards to both No. 80 Auckland Street and No. 31 Gill Street. • Concerns that the extent of advertising is not sufficient as variations (such as those relating to street setback) impact more than just the adjoining properties.	• Community consultation on development applications is undertaken in accordance with the City's Community and Stakeholder Engagement Policy that prescribes the extent of properties for owners and occupiers to receive written notification. These applications are also published on the City's Imagine Vincent website to ensure widespread notification and to enable all interested community members to make a submission on the application, consistent with the Policy standards.

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

Summary of Submissions:

The table below summarise the additional comments received during the third advertising period (2 October 2023 to 9 October 2023) of the proposal.

Comments Received in Objection:	Administration's Comment
General • Concerns relate to the minimal changes that have been incorporated within the revised plans with the deferral reasons not being addressed. • Concerns that the proposed development is too big for the subject in terms of bulk and scale with the dwelling's upper floor size/percentage, in comparison to the ground floor being excessive. • Note that 70% of the residents on Auckland Street have supported a Character Retention Area application for the street. • Concerns regarding the reliability of the documentation provided due to not-to-scale imagery lodge with the City. • Concerns that an approval of the current Development Application would create a negative precedent for future development within the City. • Concerns that the Street setback assessment is not correct and the average would be greater than 7.7m.	• The applicant has made changes to the proposed development that relate to Council's previous reasons for deferral. These changes relate to the street setbacks of the ground floor, upper floor setbacks and modifications to the alfresco located to the southern portion of the site. • There is no policy standard regarding the proportion/size of the upper floor compared to the ground floor. The proposed development meets the deemed-to-comply standards for building height and open space (building footprint) of the R Codes and Built Form Policy. A design principles assessment is being sought for in respect to building setbacks to the street boundary and side and rear boundaries. These controls collectively inform the developable area of the site. • It is noted that Auckland Street has been nominated to be included as a Character Retention Area. This matter is yet to be endorsed by Council for advertising and therefore is not yet seriously entrained (neither certain or imminent). As such this is not a due regard matter for consideration for the current application. • The streetscape elevation was updated and advertised to ensure the image was to scale. All provided plans are true to scale. • The proposed development has been designed to respond to the irregular lot shape and specific site characteristics, and setbacks of the approved two storey dwelling that is currently under construction to the northern adjoining property and the existing single storey dwelling to the south. The development would not set a negative precedent due to these circumstances. • The primary street setback has been assessed by using a combination of both approved plans and aerial photography (where approved plans cannot be obtained). Nonetheless, the applicant is seeking a design principles assessment in relation to street setback. This requires an objective assessment to be made against the relevant design principles of the R Codes and local housing objectives of the Built Form Policy that describe the outcome to be achieved. This is not an assessment against how 'close' or 'far' the proposed development is compared to the calculated deemed-to-comply number.
Street and Lot Boundary Setbacks • Concerns that the current ground floor setback does not protect the streetscape and amenity of Auckland Street. • Concerns relate to the upper floor not being 2m setback to mitigate the impact of adjoining properties, as other properties have done. • Concerns relate to the upper floor setback departure further	• The proposed ground floor setbacks have been designed and informed by the adjoining properties to the north and south along Auckland Street. This includes stepping back of the development as it transitions to the south and would contribute to the streetscape setting and amenity of the area given the site characteristics and shape of the lot.

Summary of Submissions:

Comments Received in Objection:	Administration's Comment
exacerbating the proposed departure to the ground floor setbacks. • Concerns that the proposed eaves negate the current setbacks provided, as they adding further bulk. • Concerns relate to the primary street setback not being maximised as the sewer easement can be encroached up to 0.6 metres. • Query regarding the 0.5m northern setback of the garage wall as this would result in unusable space that may result in a garbage trap.	• The proposed plans have been amended to provide further articulation between ground and upper floors. This would further delineate between the two levels, and would assist in reducing the impacts of building bulk on the street. • The proposed eaves are considered minor projections in accordance with the R Codes and do not impact the proposed setback. • It is noted that further encroachment into the easement area is possible. The dwelling has been designed to ensure that it complies with the deemed-to-comply setback from the eastern (rear) lot boundary. • The proposed northern garage/boundary wall setback is permitted. The revised plans incorporated this minor setback to the northern property, though it is accessible and can be maintained.
Site Levels/Graduation • Concerns relate to the revised plans resulting in the dwelling being raised rather than cutting in down to the pavement level, resulting in additional height to the building to obtain a flat first level floor. • Recommendation that the horizontal graduation should result in a lower ground and upper floor to reduce the bulk and scale to the southern dwelling and remove the solid block roof line as viewed from 29 Gill Street. • Query regarding why the site couldn't be further excavated to ensure the ground floor was one level, therefore improving the aging in place outcome for residents and reducing the bulk and scale and visual privacy impact. • Concerns that the ground level of the southern side of the dwelling has not be reduced further to better transition with the adjoining southern dwelling. The to-scale images provided depicts shows this transition is poor. • Concerns relating to the visual privacy and shadowing to the southern dwelling's front yard, particularly in winter.	• The updated plans have retained the previously proposed site levels and have not increased the finished floor levels of the dwelling. The proposed development also meets the deemed-to-comply standards of the R Codes relating to site works including cutting and filling. • The proposed development has been designed to respond to the typography of the site and its 2.2 metre slope from north to south. The proposed development also meets the deemed-to-comply standards of the R Codes relating to site works including cutting and filling. • Site works and establishing finished floor levels are based on a principle of balancing between equal amounts of cut and fill. This is to ensure that the natural features (slope) of the site is retained. • Changes have been made to the proposed dwelling to increase the sense of openness and reduce building bulk to the south. This has been achieved by increasing the setback of the alfresco to the southern lot boundary from 1.5 metres to 2.8 metres, and changing the roof form of the alfresco from a pitched roof to a flat roof. This has reduced the height of the alfresco from 4.2 metres to 3.1 metres. This would support an improved transition to the property to the south. • The proposed development meets the deemed-to-comply standards of the R Codes relating to visual privacy and overshadowing. The changes made to the alfresco has also reduced the amount of overshadowing to the southern adjoining property. It is noted that the proposed alfresco is located adjacent to a car parking area and driveway on the southern adjoining property that is visible from the street.
Fencing • Query regarding whether 1.8m high fencing is to be incorporated along all boundaries to prevent overlooking into adjoining properties.	• The existing dividing fencing is to be retained as per the proposed development plans. Dividing fences are to be in accordance with the specifications of the City's Fencing

Summary of Submissions:

Comments Received in Objection:	Administration's Comment
• Query regarding the proposed pool fence, being as per the pool guidelines with specific regards to the impervious fencing and climbable fencing ledge.	Local Law 2008. • Swimming pool fencing is governed by separate standards and legislation. This would be considered at subsequent building permit stage.
Amenity • Concerns that the proposed development is inconsistent with the aims of City Scheme as the proposed development will not result in high quality design outcomes for public and private areas due to the amenity impact. • Concerns that the proposed development does not meet a key objective of the Residential zone to enhance the amenity and character of the neighbourhood by ensuring new development is compatible within established areas. • Concerns that the reduced upper floor setback will negatively impact the amenity of the northern adjoining property occupants due to the excessive bulk and scale, worsened by the pitched roof, as opposed to a concealed roof which will obstruct significant view corridors to Perth City skyline. • Concerns that the proposed bulk and scale of the dwelling will negatively impact the amenity of the southern adjoining property occupants. • Concerns regarding the proposed location of the solar panels along the northern roofline as they will have a negative impact of the visual amenity of the northern adjoining dwelling in the form of glare. This is exacerbated by the reduced northern lot boundary setback and upper floor setback.	• The proposal development has been designed to respond to the streetscape pattern of development and is has been informed by the northern and southern properties. The horizontal stepping back of the dwelling assists in reducing amenity impact, improves the streetscape transition and its compatibility in the setting. To inform the quality of the proposed development, the application has been referred to the City's DRP Chairperson to provide comment on the acceptability throughout the course of its assessment. The design outcome including colours, materials and treatment would contribute towards a quality development. The application has also been assessed consideration against the R Codes and Built Form Policy that provide residential development controls and standards for the built environment. This is detailed in the officer report. • Access to views of significance is a design principle assessment under the R Codes relevant to application's seeking discretion in respect to building height. The application meets the building height deemed-to-comply standard of two storeys and no discretion is being sought in respect to building height. This means that views of significance is not relevant to the discretion being sought and in the consideration of this application. • Changes have been made to the proposed dwelling to increase the sense of openness and reduce building bulk to the south. This has been achieved by increasing the setback of the alfresco to the southern lot boundary from 1.5 metres to 2.8 metres, and changing the roof form of the alfresco from a pitched roof to flat roof. This has reduced the height of the alfresco from 4.2 metres to 3.1 metres. This would support an improved transition to the property to the south. The proposed development meets the deemed-to-comply standards of the R Codes relating to visual privacy and overshadowing. The changes made to the alfresco has also reduced the amount of overshadowing to the southern adjoining property. It is noted that the proposed alfresco is located adjacent to a car parking area and driveway on the southern adjoining property that is visible from the street. • The proposed location of solar panels has been designed to maximise the northern light. Solar panels are not visually impactful and are commonplace with residential developments. Solar panels on the roof of a building are also exempt from the need to obtain development approval under Clause 61 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and indicates their appropriateness and suitability in a residential setting.

Summary of Submissions:

Comments Received in Objection:	Administration's Comment
Inaccuracies within Applicant Report • Submission contends that the number of submissions, within the applicant report, are incorrect. Stating that nine submission were received as opposed to three submissions. • Note that the Applicant's Justification Report raises matters that are not relevant planning considerations such as the need to design the development to be practical and liveable for extended family. • Contention regarding the Applicant's Justification Report claiming that the Auckland Street streetscape features varies setbacks. The intensity and scale of the proposed development is contrary to the pattern of development in the broader locality, thereby reducing the character of the streetscape and associated built environment. • Submission contends that 'significant concessions' (in the form of significant departures) have been made to the proposed development that should not be supported. • Submission contents the commentary with regards to the northern adjoining dwelling, as the report fails to appreciate that 31 Gill Street is a corner block with additional concessions being given. • Submission contents that the alfresco and extended outdoor living space overlooks the front yard of the southern adjoining dwelling but rather the bay window of the living room of the southern adjoining dwelling. • Submission contends that the previously approved plans are irrelevant. These approvals have expired, new landowners now own both on the subject site and neighbouring sites. The current plans should be viewed without prejudice of previous approved plans. • Submission contends the accuracy and subsequent misleading nature of attachment 6. Contending that the roofline of the roofline of the proposed development will be in line with the roofline of the southern dwelling.	• The applicant has acknowledged that the number of submissions within the Reconsideration Report was a factual error. Administration confirms that nine submissions were received during the original consultation period. • It is noted that the applicant's Reconsideration Report references matters that are not relevant planning considerations. This information provides context to the application, however, has does not inform the acceptability or suitability of the proposed development as considered against the planning framework. • There are varied street setbacks along Auckland Street to the ground floor of the dwellings, garage/carport structures and upper floors where provided. This is reflected in the officer report and supporting diagram. The built form character along Auckland Street is mixed and features both contemporary homes and older housing stock. • There are deemed-to-comply departures which require an assessment against the design principles and local housing objectives of the R Codes and Built Form Policy. The planning policy operation requires the consideration of whether the proposed development meet these qualitative measures which describe the outcome that is sought rather than how 'close' or far' it is from the deemed-to-comply number. The proposal meets the design principles and local housing objectives as set out in the officer report and is recommended for approval. • Properties with secondary street frontages are to be setback in accordance with Table 1 of the R Codes. Whilst No. 31 Gill Street had a deemed-to-comply secondary street setback requirement of 1.5 metres, the dwelling was orientated to have the secondary street frontage as Gill Street as opposed to Auckland Street. This means that Auckland Street is the primary street frontage for the development under construction at No. 31 Gill Street. The Auckland Street primary street setback was approved with a departure to the deemed-to-comply primary street setback having regard to its site characteristics and lot shape. • The proposed development meets the deemed-to-comply standards of the R Codes relating to visual privacy including to the southern adjoining property. • Clause 67(2)(w) of the *Planning and Development (Local Planning Schemes) Regulations 2015* requires the history of the site to be considered. Previous approvals issued for the site are relevant in so far as they are consistent with and have informed the site planning for the proposal and consistency with previous decisions for the site. • The streetscape elevation was updated to ensure the image was to scale. Previous submitters were notified that the elevation had been updated and could be found online during the consultation period.

Summary of Submissions:

The table below summarise the comments received during the initial advertising period (25 January 2023 to 8 February 2023) of the proposal.

Comments Received in Objection:	Applicant's Comment
General • The proposed development is excessively proportioned and not appropriately scaled for the site context. As a result significant street setback concessions are being sought across both levels of the development. • Concerns relate to the proposed development not complimenting the houses of the adjoining and surrounding neighbourhood which consist of mainly single storey, largely setback, dwellings.	• The block has a very wide frontage and is significantly shorter on one side, creating an awkward wedge shape. The total lot area is relatively small at 353sqm, making it practically undevelopable with compliant setbacks. • The size and shape of the block means it would be very difficult to build a single storey dwelling. It should be evident that the previous 2018 approval for a single dwelling by the previous landowners was only undertaken as a marketing exercise to promote the subdivision. • The 2018 approval has many similarities to the layout of the current revised plans; vehicle access is obtained to the north of the lot and the bedrooms are predominantly to the north. • Both proposals have communal living spaces such as the kitchen, dining and outdoor living area located on the south of the lot. Street setbacks of the current revision are greater than this previously approved design; • We have further amended the current plans to have greater upper floor setback from the ground floor, to address comments from the City and neighbours.
Streetscape & Primary Setback • Concerns relating to the significant ground floor street setback variation and no upper floor street setback as it wouldn't complement or be consistent with any approved or existing dwellings on Auckland Street. • The buildings incorporation of design features and minor projections, emphasise the bulk and scale of the development to the street, exacerbating the impact of the reduced street setbacks on the streetscape character. • The reduced street setbacks disconnect the subject site from the remainder of Auckland Street and unnecessarily obstructs access to views of significance. • Concerns relating to the ground floor setback variation being far too excessive. Additionally, given the lack of upper floor setback, the proposed dwelling would make the area feel overwhelming.	• The size, shape and orientation of the block, as well as the sewer easement at the rear, make it extremely difficult to develop without some discretion sought for setbacks. • We have amended the plans to address the upper floor – this is now setback from the ground floor as per the City's comments. • The projections have been removed from the design, to reduce the bulk and scale as per the City's comments. • We are fully compliant on building heights and roof pitch, therefore comments around views of significance are not relevant. • Upper floor setback has been addressed in the amended plans.

Comments Received in Objection:	**Applicant's Comment**
• The proposed 2.9m primary street setback results in a poor outcome for adjoining properties in relation to the bulk and scale of the building and privacy.	
<u>Upper Floor Street Setback</u> • The upper floors would not be distinguished from the lower storeys resulting in an upper floor which would have considerable visual bulk to the streetscape. • The proposed upper floor would dominate the dwelling façade and create an imposing streetscape presence which would considerably undermine the established and consistent streetscape character.	• The upper floor setback has been addressed in the amended plans, as per the City's comments.
<u>Lot Boundary Setback</u> • Concerns relating to the proposed bulk of the eastern elevation and its impact on the adjoining property.	• The eastern elevation has been adjusted in the amended plans, we have added articulation to the wall, added highlight windows to break it up, and incorporated landscaping.

Comments Received in Objection:	Applicant's Comment
Landscaping • The compromised street setback would restrict the development's ability to provide a suitable level of landscaping to contribute to the streetscape and offset impacts of bulk and scale. • Concerns relating to the lack of a garden, vegetation and a shade tree as it would result in a considerable loss to existing green streetscape along the entire length of Auckland Street. • Concerns relate to the proposals minimal landscaping visible from the street with a disproportionately large area of impervious surfaces.	• Landscaping areas have been adjusted and are depicted in the amended plans.
Design and Character • As Auckland Street is a leafy street with modest new dwellings and original character homes, all substantially setback from the street, the proposed dwelling does not complement the existing character and charm of the street. • Concerns relate to the proposed development not complementing or being sympathetic to the general character of Auckland Street as the street consists of wide, open front lawns/gardens and single storey houses with substantial setbacks and minimal privacy issues. • Concerns regarding the inconsistency with the local and neighbourhood character, with specific reference to the proposed bulk and scale of the proposed development. • Concerns that the bulk and scale of the proposed development will negatively impact on the amenity and character of the surrounding area.	• The required 7.7m setback is not possible on this site, as discussed in our extensive research and development of the plans with the City of Vincent, likewise a functional single storey house is very difficult to achieve on a 353sqm block. • Significant effort has been made to design a traditional style home to complement the existing character of the street. Comments stating otherwise are misinformed, are opinion, and are not relevant. • As the applicant we have committed significant time and research into this development, dating back to July 2022 when we first met with the City to discuss the design, prior to submitting a DA. From the start of the process, we have been working closely with the City, trying to design something in line with the City's policies around design and character, on what we all agree is a difficult site. • The design is a very attractive, relatively small house at 319sqm, and will positively impact on the amenity and character of the surrounding area.
Visual Privacy • Concerns relating to the visual privacy to the north (from the minor projection) and south (from the balcony) that will be an issue for adjoining neighbours children who play in the front garden. • The result of the backfill to the alfresco area (south) would detrimentally affect the southern adjoining property. The proposal has not been	• There are no variations sought on visual privacy or fill, so these comments are not relevant.

Comments Received in Objection:	Applicant's Comment
designed or landscaped with any regard for privacy of the adjoining neighbours. • Concerns relating to the visual privacy to the south (from the alfresco).	
<u>Other</u> • Concerns relating to the proposed change in level along the southern boundary as the current plans show no indication of erecting sufficient fencing. • Concerns regarding the future structural integrity and waterproofing of the existing southern boundary wall. • Concerns relating to the ground works potentially impacting the structural integrity of the southern adjoining lots as the dwelling is an original 1930's Californian bungalow with brick and tile on limestone. Possible vibration during building works may damage the integral character features of the property.	• The construction of the home will occur within all the relevant building codes and requirements

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

Further to the concerns raised within the previous consultation period, the table below summarise the additional comments received during the secondary advertising period (4 May 2023 to 10 May 2023) of the proposal.

Comments Received in Objection:	**Applicant's Comment**
General • Concerns relate to the location of the pool with relation to the balcony and the possible situation where people jump into the pool from the balcony.	• The pool is fully compliant. The owners are mature adults with no plans to jump off the balcony.
Impact on Northern Adjoining Property • Concerns relate to the proposed reduced street setback and bulk significantly impacting views of significance and, as such the property's value.	• Our design is fully compliant on wall heights and roof pitch and meets design principles guidelines in all areas including street setback. We also made significant changes to the plans after the first assessment in response to these concerns. • Any house built on our block would impact the Northern neighbour's views – this is not the owner's fault; they should be allowed to develop their own land. The northern neighbour cannot reasonably expect our owners to build a single storey on such a small block, or for the site to remain undeveloped, just to maintain their own view. The northern neighbour is also building a two-storey home, it is unreasonable to attempt to block others doing the same.
Lot Boundary Setback • Concerns relating to the proposed bulk of the eastern elevation being increased as a greater concession on the Eastern boundary setback for Bed 1/Study is being sought. • Proposed outdoor living area is not compliant with R-Codes 5.1.3 Lot Boundary Setback, C3.1(iii) which requires unenclosed areas accessible, elevated 0.5m or more above natural ground level, to be setback 1.5m. The proposed Alfresco is setback 1.0m with eaves further extending into the setback area.	• We have provided amended plans to address the eastern elevation setback, and this is no longer a variation.
Garage Setback • Proposed garage has been setback 0.44m from ground floor dwelling alignment which does not align with the street context of Auckland Street (single car garages and carports).	• The garage setback has been amended to address this concern and this is no longer a variation. Amended plans have been provided.

Comments Received in Objection:	Applicant's Comment
Outdoor Living Area • The proposed outdoor living area is significantly less than the deemed to comply 30m^2 as outdoor living areas, within the primary street setback area, cannot contribute to the total outdoor living area.	• Our proposal meets the design principles guidelines for outdoor living areas.
Landscaping • Queries regarding whether the canopy coverage (30%), deep soil (12%) and planting area (3%) requirements have been met. • Concerns relating to the proposed species of trees selected within the landscaping plan with specific concerns relating to the spacing not being sufficient between trees. • Concerns relate to the trees located on the lot boundaries and the maintenance required to ensure neighbouring properties are not impacted (by overgrowth and root systems).	• Landscaping plans have been provided, then amended and provided again, based on comments from the DRP and community, and are in line with the City's local policies, including species and spacing.
Other – Community Consultation • Concerns that only the adjoining properties have been consulted on all current and historic planning applications with regards to both 80 Auckland Street and 31 Gill Street. • Concerns that the extent of advertising is not sufficient as variations (such as those relating to street setback) impact more than just the adjoining properties.	• It is hard to see the logic behind this comment. The DA process for this site, including the advertising, has been long, extensive, thorough, extremely onerous on the applicant and at times frustrating. The current applicants and owners have made significant concessions and changes to the plans, we have addressed every single concern raised by the community and the city. We have provided amended plans several times, pages and pages of supporting information, and been through two rounds of community consultation and DRP review. We have been engaged in several meetings with the planning department, we have made amendments to the plans quickly and efficiently, we have provided all the required information in a timely matter. • The City has had the application for 180 days. The consultation period has been more than sufficient. This comment provides evidence that the neighbour is trying to block any development on our site, in any way possible.

The table below summarise the additional comments received during the third advertising period (2 October 2023 to 9 October 2023) of the proposal.

Comments Received in Objection:	**Applicant's Comment**
<u>General</u> • Concerns relate to the minimal changes that have been incorporated within the revised plans with the deferral reasons not being addressed. • Concerns that the proposed development is too big for the subject in terms of bulk and scale with the dwelling's upper floor size/percentage, in comparison to the ground floor being excessive. • Note that 70% of the residents on Auckland Street have supported a Character Retention Area application for the street. • Concerns regarding the reliability of the documentation provided due to not-to-scale imagery lodge with the City. • Concerns that an approval of the current Development Application would create a negative precedent for future development within the City. • Concerns that the Street setback assessment is not correct and the average would be greater than 7.7m.	• The latest revisions directly address the deferral reasons and the commentary from the Design Review Panel. The development features better graduation transitioning to the south and increased upper floor setbacks addressing the street. • The development features largely compliant lot boundary setbacks and achieves deemed-to-comply for open space and building height. Therefore, the development should not be considered an overdevelopment of the site. • The ratio of site cover between the ground floor and upper floor is not a valid planning consideration. • The streetscape imagery is now to scale in a two-dimensional sense and is useful in depicting the character of the streetscape. All development plans are true to scale. • There can not be negative precedent set if the development (consistent with those approved before it) is responding to unusual site constraints.
<u>Street and Lot Boundary Setbacks</u> • Concerns that the current ground floor setback does not protect the streetscape and amenity of Auckland Street. • Concerns relate to the upper floor not being 2m setback to mitigate the impact of adjoining properties, as other properties have done. • Concerns relate to the upper floor setback departure further exacerbating the proposed departure to the ground floor setbacks. • Concerns that the proposed eaves negate the current setbacks provided, as they adding further bulk. • Concerns relate to the primary street setback not being maximised as the sewer easement can be encroached up to 0.6 metres. • Query regarding the 0.5m northern setback of the garage wall as this would result in unusable space that may result in a garbage trap.	• The ground floor setbacks are graduated, responding to the irregularity of the site. • The upper floor does not protrude over the ground floor and is stepped back in areas to clearly distinguish the floors from one another. • The concern with eaves is not a valid planning consideration. The eaves are considered minor projections in the R Codes and accordingly, do not impact upon setback assessment. • The dwelling encroaches upon the sewer easement on the advice of Water Corp. The dwelling is designed so it does not compromise rear setbacks. • The potential of a garbage trap is not a valid planning consideration. The current revisions have pulled the garage off the boundary to reduce perceived bulk and respect the common boundary with 31 Gill.

Comments Received in Objection:	Applicant's Comment
Site Levels/Graduation • Concerns relate to the revised plans resulting in the dwelling being raised rather than cutting in down to the pavement level, resulting in additional height to the building to obtain a flat first level floor. • Recommendation that the horizontal graduation should result in a lower ground and upper floor to reduce the bulk and scale to the southern dwelling and remove the solid block roof line as viewed from 29 Gill Street. • Query regarding why the site couldn't be further excavated to ensure the ground floor was one level, therefore improving the aging in place outcome for residents and reducing the bulk and scale and visual privacy impact. • Concerns that the ground level of the southern side of the dwelling has not be reduced further to better transition with the adjoining southern dwelling. The to-scale images provided depicts shows this transition is poor. • Concerns relating to the visual privacy and shadowing to the southern dwelling's front yard, particularly in winter.	• The development achieves deemed-to-comply for site works. • The current revisions are responsive to the lay of the land; the site has 2.2m of crossfall from the northern to southern boundary and the dwelling steps down several courses to complement the topography. • Building height concerns because of site works are not a valid planning consideration as the development achieves deemed-to-comply for building height. • The dwelling is now set back considerably from the southern boundary and achieves deemed-to-comply for solar access to adjoining sites. • The upper floor is stepped back considerably from the alfresco roof, reducing the perceived bulk when viewed from the southern boundary. • The current revisions have increased the setback of the alfresco roof to the southern boundary. • Perceived visual privacy concerns are not a valid planning consideration. The major opening to Bed 1 on the southern elevation achieves deemed-to-comply for visual privacy.
Fencing • Query regarding whether 1.8m high fencing is to be incorporated along all boundaries to prevent overlooking into adjoining properties. • Query regarding the proposed pool fence, being as per the pool guidelines with specific regards to the impervious fencing and climbable fencing ledge.	• As per the Site Plan, existing dividing fencing along the lot boundaries is to be retained and no new dividing fencing forms part of this development application. • Swimming pool fencing is not a valid planning consideration. As per the ground floor plan, swimming pool fencing will comply with the relevant legislation and will be dealt with at the building permit stage.
Amenity • Concerns that the proposed development is inconsistent with the aims of City Scheme as the proposed development will not result in high quality design outcomes for public and private areas due to the amenity impact. • Concerns that the proposed development does not meet a key objective of the Residential zone to enhance the amenity and character of the neighbourhood by ensuring new development is compatible within established areas.	• The development responds to the site irregularity featuring well-designed graduation as it transitions to the south. • The development incorporates design features such as articulation, fenestration, diversity in materiality and colour that work to complement the public realm.

Comments Received in Objection:	**Applicant's Comment**
• Concerns that the reduced upper floor setback will negatively impact the amenity of the northern adjoining property occupants due to the excessive bulk and scale, worsened by the pitched roof, as opposed to a concealed roof which will obstruct significant view corridors to Perth City skyline. • Concerns that the proposed bulk and scale of the dwelling will negatively impact the amenity of the southern adjoining property occupants. • Concerns regarding the proposed location of the solar panels along the northern roofline as they will have a negative impact of the visual amenity of the northern adjoining dwelling in the form of glare. This is exacerbated by the reduced northern lot boundary setback and upper floor setback.	• The development provides amenity to its users with internal and external spaces for entertaining, leisure and connection to the outdoors. • The development references and incorporates traditional building elements present in the street. • Views of significance is a design principle for building height under the R-Codes. However, the development achieves deemed-to-comply for building height. Therefore, access to views of significance is categorically not a valid planning consideration in such circumstances. • The pitched roof complements the scale and materiality of the dwelling. The eaves are considered minor projections that do not protrude excessively from the wall. • The inclusion of solar panels as part of the current revision, have been integrated into the design of the building to capitalise on northern aspect. The solar panels are not considered visually obtrusive and are characteristic of contemporary residential development.
<u>Inaccuracies within Applicant Report</u> • Submission contends that the number of submissions, within the applicant report, are incorrect. Stating that nine submission were received as opposed to three submissions. • Note that the Applicant's Justification Report raises matters that are not relevant planning considerations such as the need to design the development to be practical and liveable for extended family. • Contention regarding the Applicant's Justification Report claiming that the Auckland Street streetscape features varies setbacks. The intensity and scale of the proposed development is contrary to the pattern of development in the broader locality, thereby reducing the character of the streetscape and associated built environment. • Submission contends that 'significant concessions' (in the form of significant departures) have been made to the proposed development that should not be supported. • Submission contents the commentary with regards to the northern adjoining dwelling, as the report fails to appreciate that 31 Gill Street is a corner block with additional concessions being given.	• The Applicant submits a factual error made in the reconsideration report relating to the number of submissions during the first advertising period. • Commentary relating to the users' needs of the development are the opinion of the Applicant. This commentary has not been referenced to justify any specific discretionary element of the development. • The streetscape features an eclectic mix of dwellings ranging in age, scale, and style. There is not a uniform setback, nor a consistent intensity of built form and scale in the streetscape. • Several of the properties within the immediate vicinity of the subject site are subdivisible based upon lot sizes and R Codes designation. Therefore, infill redevelopment will have a further impact upon any established street setbacks. The design positively contributes to the future development context of the street. • The development meets many of the deemed-to-comply requirements of the R Codes under difficult circumstances. The revisions and reconsideration report have comprehensively addressed the design elements that require design principle assessment.

Comments Received in Objection:	Applicant's Comment
• Submission contents that the alfresco and extended outdoor living space overlooks the front yard of the southern adjoining dwelling but rather the bay window of the living room of the southern adjoining dwelling. • Submission contends that the previously approved plans are irrelevant. These approvals have expired, new landowners now own both on the subject site and neighbouring sites. The current plans should be viewed without prejudice of previous approved plans. • Submission contends the accuracy and subsequent misleading nature of attachment 6. Contending that the roofline of the roofline of the proposed development will be in line with the roofline of the southern dwelling.	• Both 31 Gill and the subject site feature site constraints due to subdivision. • Perceived visual privacy as a primary concern is not a valid planning consideration. The development achieves deemed-to-comply for visual privacy. • Previous approvals have been referenced to assist the City with its' determination of the current development application, to ensure a consistent and transparent decision-making process. • The streetscape imagery is now to scale in a two-dimensional sense and is useful in depicting the character of the streetscape. All development plans are true to scale.

CLAUSE 67 OF THE DEEMED PROVISIONS AND RESIDENTIAL ZONE OBJECTIVES

Administration's consideration of the proposal against matters to be given due regard in the determination of a development application (Clause 67 of the Deemed Provisions), and the objectives of the Residential Zone are included below.

Clause 67 of the Deemed Provisions:

Clause 67 – Matters to be Considered	
Matter	**Administration Comment**
a) The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area.	Consideration against the objectives of the Residential zone has been provided under the relevant heading below.
c) Any approved State planning policy;	The departures to the R Codes deemed-to-comply standards are acceptable as included in the officer report.
(g) Any local planning policy for the Scheme area.	The application has been assessed against the City's local planning policies, including the Built Form Policy. The acceptability of the proposed development as assessed against the Built Form Policy is detailed in the officer report.
(m) The compatibility of the development with its setting including – (i) The compatibility of the development with the desired future character of its setting. (ii) The relationship of the development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development.	The proposed dwelling has been designed so that it responds to the irregular lot shape and site characteristics, and nearby and adjoining properties along Auckland Street that make up the character of the area.
(n) The amenity of the locality including the following – (i) environmental impacts of the development; (ii) the character of the locality; (iii) social impacts of the development.	The application has been assessed against environmental sustainability principles as detailed in the officer report. The proposal complies with the deemed-to-comply provisions of the R Codes relating to building height, solar access (overshadowing) and visual privacy (overlooking). These planning elements are important in informing the amenity of adjoining properties. The proposal would not unduly impact the amenity of the locality.
p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;	Refer to landscaping comments included in the officer report.
(w) the history of the site where the development is to be located.	The history of the site is detailed in the Background section of the officer report.
(y) Any submissions received on the application.	Submissions received during community consultation periods have been considered and responded to in the officer report.

Clause 67 – Matters to be Considered	
Matter	**Administration Comment**
	A summary of the submissions received including Administration's response to each comment is included as **Attachment 6**.
(zc) any advice of the Design Advisory Committee.	The proposal was referred to the City's DRP Chairperson to provide comment on the acceptability of the proposal throughout the course of the application's assessment. This is detailed in the officer report.

Residential Zone Objectives:

Zone Objective	**Administration Comment**
To provide for a range of housing and a choice of residential densities to meet the needs of the community.	The proposed Dwelling (Single House) is a permitted use under LPS2 and is a compatible use within the Residential Zone.
To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.	The proposed dwelling would be of a high quality design, having been referred to the City's DRP Chairperson to provide comment on the acceptability of the proposal throughout its assessment. The application has also been assessed consideration against the R Codes and Built Form Policy that provide residential development controls for the built environment. This is detailed in the officer report.
To provide for a range of non-residential uses, which are compatible with and complementary to residential development.	Not applicable.
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.	Environmentally sustainable design considerations and measures that have been incorporated are set out in the officer report.
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.	The proposal seeks to develop a lot that was created through a subdivision approval in 2016 and that has been vacant since 2018. The proposed dwelling has been designed so that it responds to the irregular lot shape and site characteristics, as well as the surrounding developments along Auckland Street. This is considered in the officer report.
To manage residential development in a way that recognises the needs of innovative design and contemporary lifestyles.	The proposed dwelling has been designed with the concept of aging in place in mind to ensure the design meets the needs of the lifestyles of the landowner's long term.
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.	Not applicable.

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.**

12. **All new crossovers to lots are subject to a separate application to be approved by the City. All new crossovers shall be constructed in accordance with the City's Standard Crossover Specifications, which specify that the portion of the existing footpath traversing the proposed crossover (subject to the Footpath being in good condition as determined by the Infrastructure and Environment Services Directorate), must be retained. The proposed crossover levels shall match into the existing footpath levels. Should the footpath not to be in satisfactory condition, it must be replaced with in-situ concrete panels in accordance with the City's specification for reinstatement of concrete paths.**

9.4 GREENTRACK INCENTIVES FOR ENVIRONMENTALLY SUSTAINABLE DESIGNED DEVELOPMENTS

Attachments:
1. **Amended Fees and Charges 2023/2024 (pages 15-16)**
2. **RapidLCA City of Vincent Case Study**

RECOMMENDATION:

That Council:

1. **APPROVES BY ABSOLUTE MAJORITY, in accordance with Section 6.16 of the *Local Government Act 1995,* to adopt the following amendment to the Schedule of Fees and Charges 2022/2023 and as shown in red text in Attachment 1:**

   1.1 **To reduce development application fees for Single House and Grouped Dwelling proposals, including alterations and additions, that submit a Lifecycle Assessment Report in accordance with Local Housing Objectives of Policy No. 7.1.1 – Built Form. The development application fee shall be reduced by the cost incurred by the proponent to obtain the Life Cycle Assessment Report, capped at a maximum reduction of $200.00 per development application;**

2. **SUPPORTS Administration to implement a trial pre-lodgement consultation service until the end of the 2023/24 financial year for homeowners, developers and designers to receive advice from a member of the City's Design Review Panel on how they can improve energy efficiency in their design; and**

3. **SUPPORTS Administration to implement a Priority Assessment Process where Single House and Grouped Dwelling proposals submit an eligible Lifecycle Assessment Report in accordance with Local Housing Objectives of Policy No. 7.1.1 – Built Form.**

PURPOSE OF REPORT:

To seek authorisation for Administration to implement planning incentives that promote and encourage Environmentally Sustainable Designed (ESD) single house and grouped dwelling developments. This includes obtaining Council's approval of an amendment to the Fees and Charges 2023/2024 relating to development applications, as detailed in **Attachment 1**.

BACKGROUND:

The City recognises the benefits of well-designed, green and energy efficient buildings, which includes positives impacts to the environment, economy and the health and well-being of the community.

To continue encouraging the design of greener and more energy efficient buildings across Vincent, Administration seeks to introduce planning initiatives to encourage ESD developments, aligning with the City's Strategic Community Plan 2022-2032 vision of supporting quality design and sustainable urban built form.

A summarised history of the City's current approach to implementing improved sustainable outcomes for private developments is provided below followed by proposed initiatives to continue incentivising sustainable design outcomes within the City.

Sustainable Environment Strategy 2019-2024

The Sustainable Environment Strategy 2019-2024 (SES) is the City's roadmap for delivering a sustainable natural and built environment for our community.

Key targets of the SES to reduce community impact on the environment include:

- Household electricity use reduced by 10 percent and solar installed on 15 percent of all dwellings by 2024.
- Ownership of zero emission vehicles increased by 15 times to 1 percent.
- Groundwater use to be reduced by 5 percent by 2024 and 9 percent by 2029. Scheme water use to be reduced by 7 percent by 2024.

Regarding private-led developments in the City, by 2024 the SES seeks to achieve the following outcomes:

- New developments are required to demonstrate best practice in reducing greenhouse gas emissions from energy use.
- New developments support the adoption of zero emission vehicles.
- Water sensitive urban design is implemented on both public and private land.
- New developments are required to demonstrate best practice in reducing waste associated with the construction and maintenance of buildings.
- Loss of urban vegetation and tree canopy is reduced and the planting of additional trees and shrubs is increased.

Planning Policy No. 7.1.1 – Built Form

Background and History

In-line with the SES, the City has advocated for higher ESD building standards for new builds and retrofits to both State and Federal Governments. This is because there is an absence of a State Government led, consistent approach to providing ESD standards in planning frameworks relevant to single house, grouped dwelling and commercial developments in Western Australia.

The Residential Design Codes (R Codes) have been the primary planning instrument for control for residential development in Western Australia for several decades. The R Codes Volume 2 relevant to Apartment developments do provide standards relating to energy efficiency but do not require any form of lifecycle assessment. The R Codes Volume 1 relevant to low-medium density development does not currently provide ESD related standards.

The National Construction Code (NCC) is a set of minimum requirements for the construction of buildings in Australia. Energy efficiency related requirements in the NCC set the lowest quality to which a building can be legally built. Changes to the NCC to implement higher energy ratings for residential developments were delayed in Western Australia until May 2025 and currently sit lower than most other states and territories.

The City has sought to individually implement planning controls to encourage ESD and to ensure significantly better environmental performance for new developments beyond the NCC requirements.

The City's Policy No. 7.1.1 – Built Form (Built Form Policy) was adopted by Council in December 2016 and introduced new standards that promote sustainable building design in Vincent.

The standards initially applied to commercial, multiple dwelling and mixed-use developments to demonstrate superior environmental performance by obtaining a sustainability rating in accordance with the Green Building Council of Australia's Green Star rating system, life cycle assessment methodologies or equivalent.

The success of initial standards prompted the City to amend the Built Form Policy on 16 June 2020, to extend ESD performance standards to single and grouped dwellings, effectively capturing all development in the City that requires development approval.

ESD standards within the Built Form Policy are provided in the form of local housing objectives and aim to improve the health and comfort of buildings for occupants whilst at the same time reducing negative impacts on the environment.

Development proposals are to demonstrate they can achieve the following performance standards (or an acceptable equivalent approved by the City):

- 5-star Green Star rating through Green Building Council of Australia's Green Star rating system; or
- A Target Setting Report using Life Cycle Assessment (LCA) methodology that demonstrates:
    - For residential developments: 50 percent reduction in global warming potential and 50 percent reduction in net fresh water use when compared against the Perth statistical average for residences.
    - For commercial offices: 30 percent reduction in global warming potential and 25 percent reduction in net fresh water use when compared against the Perth statistical average offices.
    - All other building types: 30 percent reduction in global warming potential and 25 percent reduction in net fresh water use when compared against code-compliant designs.

Implementation & Challenges of ESD Standards

Over the last three financial years (from July 2020 and June 2023) the City determined a total of 229 single house and grouped dwelling development applications, of which a LCA was submitted with 78 of these proposals. This equates to 34 percent of all single house and grouped dwelling applications for this duration responding to the Built Form Policy standards.

The City has sought to increase the uptake in applicants responding to ESD local housing objectives of the Built Form Policy through ongoing education and awareness, masterclasses with industry experts, pre-lodgement engagement, information sheets and interactive videos.

While the City has seen a positive responsive to the Built Form Policy ESD local housing objectives, further uptake is largely restricted as the ESD standards have not been approved by the WAPC and in the assessment of development applications are given regard only. This means they do not have the same weight as other policy provisions and the City is not able to hold up the lodgement of applications if LCA's are not submitted nor to mandate that ESD initiatives identified in a submitted LCA are to be delivered via a condition of development approval.

New Recommended Planning Incentives

The City has made positive progress in recent years but investing in high-performing new homes or renovations can remain a low priority for many stakeholders, and the current planning framework is given regard only and cannot require the submission of an LCA.

To help builders, developers and owners overcome barriers such as real or perceived high upfront costs and uncertainty of planning processes, the provision of planning, advisory and financial incentives are mechanisms that could assist in increasing the applicant uptake and response to ESD for their development proposals.

The following planning incentives to encourage environmentally sustainable designed developments include:

1. Free ESD Advisory Service provided by the City at pre-lodgement stage of the DA process;

2. Financial incentive of discounting development application fees; and

3. Priority assessment of development applications submitted with LCA.

A summary of these incentives are provided below.

DETAILS:

1. Free ESD Advisory Service

This initiative would include the introduction of a free 1-hour consultation service with a member from the City's Design Review Panel (DRP) with ESD expertise.

The purpose of this session would be for independent advice to be provided to homeowners, home designers, builders, and industry professionals on how they can renovate, build and operate healthier, more efficient homes.

ESD is most cost effective to achieve when its principles are applied from the very beginning of a project. The advisory service would seek to drive awareness and behaviour change regarding sustainable housing by providing information and support to home builders and renovators to increase the environmental performance of their proposal during the concept design stage.

This would allow proponents to apply the advice offered at a stage where the design is flexible enough to incorporate change without impacting on time and cost constraints.

The Design Review Panel consists of independent experts with skills and qualifications in Architecture, Urban Design, Landscape Architecture, Heritage Conservation and Sustainable Design. The City recently sought additional Sustainable Design expertise through an Expression of Interest advertised in September 2023 to provide additional support on ESD and which could support this initiative.

2. Financial Incentive of Discounting Development Application fees

To encourage an uptake in proposals submitted that have incorporated ESD initiatives, the City would provide a financial incentive of reducing development application fees to offset costs applicants pay to obtain LCAs or equivalent.

The cost of LCA studies depend on the complexity of the project and many LCA assessors do not currently service small scale residential projects and can range anywhere from $60 to more than $2000.

Proponents have provided feedback to the City that it can be a timely and difficult task to find LCA assessors that can assess their proposal at an affordable price. This is likely given there is currently no state planning framework relevant to LCA for single house and grouped dwelling products, resulting in limited consultants who provide LCA services for low-medium density developments.

The City of Vincent worked closely with local company Cerclos to develop an affordable and user friendly 'RapidLCA'. This is a mobile app that streamlines the sustainability assessment of lower density residential buildings and comes at an approximate cost of $60.00 per assessment. A summary of this case study is provided in **Attachment 2.**

The mobile app delivers a LCA at an affordable price while meeting ESD local housing objectives of the City's Built Form Policy. Due to the City's involvement in the development of this app, the ease of using the product and affordability, it is a tool recommended for proponents to use when seeking a LCA for their single house and grouped dwelling proposals. Similar tools are being developed and provided to the market due to increasing demand and appetite for proponents seeking LCA assessments.

To further incentivise proponent's factoring ESD principles into their proposals as early as possible through undertaking a LCA at the planning stage of a proposal, it is proposed for the City to waive the cost incurred to the applicant to obtain their LCA at a cap of $200.00 per development application.

The applicant would be required to submit a LCA at the time of lodgement of their single house or grouped dwelling proposal that has been prepared in accordance with Built Form Policy local housing objectives. They would also need to provide receipt from the LCA provider to which the fee incurred would be taken off the applicable DA fee relevant to that application. For example, if an applicant incurred a $75.00 fee for their LCA, the City would reduce their applicable development application fee by $75.00.

The development application fee reduction requires an amendment to the City's Fees and Charges 2023/2024 Schedule, as shown in red text in **Attachment 1**.

3. Priority Assessment of Development Applications submitted with LCA

As highlighted above, the City is unable to mandate the City's Built Form Policy ESD standards single house and grouped dwelling proposals as they are not approved by the WAPC.

This incentive would seek to incentivise the consideration of ESD principles within low to medium scale developments.

The introduction of a priority assessment stream would provide expedited or prioritised review and approval of proposals that meet the City's Built Form Policy ESD standards. The stream would mean proposals submitted with LCA's would effectively 'skip the queue' and be expedited over other applications in the City's system.

It is recommended the priority assessment stream would apply to all single house and grouped dwelling development applications, including for alterations and additions, that are submitted with a LCA prepared in accordance with the Built Form Policy ESD local housing objectives.

CONSULTATION/ADVERTISING:

Consultation for ESD Initiatives

The City has undertaken a range of community and industry education initiatives in recent years. Creating awareness and demand for environmental performance should reduce resistance to include ESD initiatives into their design.

Should Council implement the incentives referred to in this report, the City would be promoting these to homeowners, builders, developers and other industry professionals through website content, information sheets and social media to encourage developers to uptake.

Amendment to Fees and Charges 2023/2024

Public notice of the amendment to fees and charges are required to be made in accordance with Section 6.19 of the *Local Government Act 1995*.

LEGAL/POLICY:

- *Local Government Act 1995;*
- *Planning and Development Act 2005; and*
- *Planning and Development Regulations 2009.*

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to support the planning initiatives for environmentally sustainable designed developments.

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.
We have improved resource efficiency and waste management.
Our urban forest/canopy is maintained and increased.

Sensitive Design

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

Innovative and Accountable

We deliver our services, projects and programs in the most inclusive, efficient, effective and sustainable way possible.
We embrace good ideas or innovative approaches to our work to get better outcomes for Vincent and our community.

SUSTAINABILITY IMPLICATIONS:

This is in keeping with all 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*:

Reduced exposure to environmental health risks.

FINANCIAL/BUDGET IMPLICATIONS:

Expenditure Sources

A development application fee income of $330,000.00 was budgeted for the 2023/24 financial year, noting the City has received $176,973.00 in development application fees within quarter one of the financial year, being 54 percent of the budgeted income.

The operating budget relating to the Design Review Panel is $70,000.00, noting expenditure at the end of quarter one of the financial year was at $17,499.00 and is therefore on-target to meet the set annual budget.

The cost of advisory service would be taken from the City's Design Review Panel operational budget. Dependant on the uptake of this service, Administration may seek additional budget as part of budget review and preparation, noting the surplus of development application fee revenue would offset this impact.

The loss of revenue from reduction of fees planning initiative, as provided in greater detail below, would be absorbed in fees received for the lodgement of development applications given the City is anticipated to exceed budget income relating to development applications for 2023/24.

The uptake in the proposed financial initiatives cannot be predicted given the services would be the first of their kind. On this basis, it is recommended the services are put in place on a trial basis until the end of the 2023/24 financial year, at which time the City can review the uptake in the service and subsequent financial impact while considering the 2024/25 budget.

Indictive Expenditure

1. Free ESD Advisory Service

The cost of this service to the City would be $220.00 per one-hour advisory session held. This is based on the renumeration paid to DRP members per hour in accordance with the DRP Terms of Reference.

A total of 13 single house and grouped dwelling development applications were determined in the 2022/23 financial year that sought to address ESD principles by submitting a LCA with their proposal for consideration. If all these proponents sought to take up the free advisory service, the total expenditure would be $2860.00.

In considering a worst-case scenario, a total of 46 single house and grouped dwelling development applications were determined in the 2022/23 financial year. If all these proponents sought to take up the free advisory service, the total expenditure would be $10,120.00.

2. Financial Incentive of Discounting Development Application fee

In reviewing the submission of LCA for single house and grouped dwelling proposals over the last three financial years, shown in the below table, there has been a total of 78 development applications submitted with an LCA. If a maximum fee reduction of $200.00 was applied to each of these applications there would be an average of $5,200.00 loss of revenue per year.

The average development application fee for single house and grouped dwelling proposals over the last three financial years was $2,035.00. The average income for single house and grouped dwelling development applications over the last three financial years was $164,888.00.

Based on the above figures the reduction of development application fees would represent a 3 percent loss in revenue relating to single house and grouped dwelling proposals lodged.

Financial Year	Total No. of Single House & Grouped Dwelling developments determined	No. of Single House & Grouped Dwelling developments that submitted a LCA for assessment	Loss of revenue if DA fee was reduced by $60
2020/21	88	25 (28%)	$1500.00
2021/22	88	40 (45%)	$2400.00
2022/23	46	13 (28%	$780.00

The proposed incentive seeks to increase the uptake in the submission of single house and grouped dwelling applications submitted with a LCA, resulting in a likely increase in loss of revenue.

The uptake in this service cannot be predicted given the service would be the first of its kind in the State. It is recommended the service is put in place on a trial basis until the end of the 2023/24 financial year, at which time the City can review the uptake in the service and subsequent financial impact while considering the 2024/25 budget.

3. Priority Assessment of Development Applications submitted with LCA

There would be no financial/budget implications for this initiative given it relates to Administration's internal process changes only.

COMMENTS:

The planning initiatives to support ESD would have a positive impact on the City of Vincent and local community. The initiatives are reflective of best practice approaches for ESD across the country while meeting targets is identified in the City's SES.

	Methodology	2022/23	2023/24	GST	Reference (Act, Regulation, Local Law, Policy)	Fee Comparison % Change
BUILDING AND PLANNING						
OTHER INSPECTION FEE						
Swimming Pool inspection fee, including re-inspections of non-compliant pool barriers	per 4 year cycle	$ 233.80	$ 233.80	N	Building Regulations 2012 r53(2)	0%
Swimming Pool inspection fee	Per year	$ 58.45	$ 58.45	N		0%
Swimming Pool re-inspection due to incomplete/unsatisfactory work	per hour	$ 110.00	$ 110.00	N	Local Govt. Act 1995 S6.16	0%
New Pools - initial pool safety barrier inspection and report	per service	$ 205.00	$205.00 - $312.00	N	Local Govt. Act 1995 S6.16	
Swimming Pool inspection and report required as part of a property sale (out of cycle)	per service	$ 205.00	$ 205.00	N	Local Govt. Act 1995 S6.16	0%
REQUEST FOR TECHNICAL ADVICE or ADDITIONAL BUILDING SURVEYING SERVICES						
Item 1. Request to provide certification of unauthorised building work - Class 1 and 10 buildings, including inspections, desktop assessment and issuing of a BA18 Certificate of Building Compliance.	per service	$ 605.00	$ 605.00	Y	Local Govt. Act 1995 S6.16	0%
Item 2. Request for provision of building surveying advice - Class 1 and 10 buildings, including construction inspection, consultations, desktop assessments and reports.	per hour	$ 110.00	Refer to hourly rate	Y		
Item 3. Request for inspection of existing Class 2 - 9 buildings to assess compliance with disability access and National Construction Code (NCC) requirements, and/or essential fire safety services maintenance audit, including desktop assessments,consultations, site inspections and report.	per hour	$ -	Refer to hourly rate	Y		NEW
Item 4. Level 1 Building Surveyor - per hour	per hour	$ -	$ 115.00	Y		NEW
Item 5. Level 2 Building Surveyor - per hour	per hour	$ -	$ 99.00	Y		NEW
Item 6. Assistant Building Surveyor/Technician - per hour	per hour	$ -	$ 83.64	Y		NEW
Preliminary Strata Inspection and Report	per unit	$ 110.00	$ 110.00	N		0%
Preliminary Strata Inspection and Report - Archive Search Fee	per unit	$ 10.00	$ 15.00	N		50%
FEES FOR PLANNING SERVICES						
Determining a development application (other than for an extractive industry) where the development has not commenced		The maximum fee in accordance with the Planning and Development Regulations 2009, Schedule 2 *		N	Planning and Development Regulations 2009	
Determining a development application (other than for an extractive industry) where the development has commenced or been carried				N		
Determining a development application for an extractive industry where the development has not commenced or been carried out				N		
Determining a development application for an extractive industry where the development has commenced or been carried out				N		
Determining an application to amend development approval				N		
Determining an application to cancel development approval				N		
Determining an initial application for approval of a home occupation where the home occupation has not commenced				N		
Determining an initial application for approval of a home occupation where the home occupation has commenced				N		
Determining an application for a change of use or for an alteration or extension or change of a non-conforming use, where the change or the alteration, extension or change has not commenced or been carried out				N		
Determining an application for a change of use or for an alteration or extension or change of a non-conforming use, where the change or the alteration, extension or change has commenced or been carried out				N		

	Methodology	2022/23	2023/24	GST	Reference (Act, Regulation, Local Law, Policy)	Fee Comparison % Change
BUILDING AND PLANNING						
Providing a Zoning Certificate or Replying to a property settlement questionnaire	per property			N		
Providing written advice of Single House exemption from planning approval	per property			N		
Providing written planning advice	per property			N		
Planning scheme amendments, structure plans, activity centre plans or local development plans				N		
**maximum fee eligible to be reduced for Single House and Grouped Dwelling developments, including for alterations and additions,that submit a Lifecycle Assessment Report in accordance with Local Housing Objectives of Policy No. 7.1.1 – Built Form. The fee shall be reduced by the cost incurred by the proponent to obtain the Life Cycle Assessment Report, capped at a maximum reduction of $200.00 per development application and subject to submision of proof of receipt.*						
FEES FOR PLANNING SERVICES (continued)						
A DAP application where the estimated cost of the development is not less than $3 million and less than $7 million		The maximum fee in accordance with the Planning and Development (Development Assessment Panels) Regulations 2011		N	Planning and Development (Development Assessment Panels) Regulations 2011	
A DAP application where the estimated cost of the development is not less than $3 million and less than $7 million				N		
A DAP application where the estimated cost of the development is not less than $10 million and less than $12.5 million				N		
A DAP application where the estimated cost of the development is not less than $12.5 million and less than $15 million				N		
A DAP application where the estimated cost of the development is not less than $15 million and less than $17.5 million				N		
A DAP application where the estimated cost of the development is not less than $17.5 million and less than $20 million				N		
A DAP application where the estimated cost of the development is $20 million or more				N		
An application under regulation 17 for reconsideration of an application				N		
GENERAL PLANNING FEES						
Issue of written heritage Advice	per property	$ 88.00	$ 91.70	Y	Local Govt Act 1995 S6.16	4.2%
Issue of heritage advice - Involves preliminary heritage check	per property	$ 138.00	$ 143.80	Y		4.20%
Issue of heritage advice - Involves full heritage assessment	per property	$ 192.50	$ 200.59	Y		4.20%
Providing a subdivision clearance not more than 5 lots		The maximum fee in accordance with the Planning and Development Regulations 2009, Schedule 2		N	Planning and Development Regulations 2009	
Providing a subdivision clearance more than 5 lots but not more than 195 lots				N		
Providing a subdivision clearance more than 195 lots				N		
Subdivision inspection fee (applicable only where re-inspection is required)	per re-inspection	$ 100.00	$ 100.00		Planning and Development Regulations 2009 S49	0%
Cash in lieu payment for car parking	per car parking bay, or part thereof	$ 5,400.00	$ 5,626.80	N	Local Govt. Act 1995 S6.16	4%
Cash in lieu payment for car parking for development application that meet the optional DAP application.	per car parking bay, or part thereof	Double the 'Cash in lieu payment for car parking' charge above.	Double the 'Cash in lieu payment for car parking' charge above.	N	Local Govt. Act 1995 S6.16	

RapidLCA
A Cerclos Product

City of Vincent Case Study

RapidLCA
A Cercios Product

Contents

Background Information
Solution
Achievements
Key Learnings

City of Vincent Aerial View

RapidLCA
A Cercłos Product

Project Summary

An environmental progressive community in the City of Vincent that has voted loud and clear over the years on their expectation of significantly better environmental performance for new developments beyond the construction code requirements.

The City of Vincent (COV) is a local Government Authority in Western Australia acting on climate change with its latest Built Form Policy.

Accepted Rating Framework	Specification / Compliance Requirements
Life Cycle Assessment in Accordance with EN15978 • Sustainability of construction works • Assessment of environmental performance buildings • Calculation method	System Boundary must include all Life Cycle Modules (A1-2, B1-7, C1-4 and D) in addition to non-integrated energy (plug loads).

City of Vincent environmental improvement targets for residential buildings are:

- 50% Reduction in Life Cycle Carbon Emissions
- 50% Reduction in Life Cycle Net Fresh Water Use

RapidLCA
A Cerclos Product

Solution

Aligned with international standards, RapidLCA is used to demonstrate the life cycle carbon and water reductions for low and medium density residential buildings. The app streamlines Life Cycle Assessment (LCA), an otherwise very complex process bringing life cycle design to everybody. Life cycle design is an amazing tool for reducing environmental impacts cost effectively.

The app gives incredibly accurate environmental performance feedback on your design in just 20 minutes. This significantly reduces barriers to entry by reducing time and cost associated with implementing a streamlined LCA solution.

It's accessed on any browser or downloaded as an app on smart phones. RapidLCA has been designed to be used by staff with very little technical construction or design knowledge. Auto-validation, basic inputs, in-app help, intuitive user experience, extensive pilot testing, automated reporting, top impact identification (for optimisation) all make training redundant.

For the COV submission, proponents will only need to generate and send the Compliance Checklist Report through to the planning team with the project specifications to demonstrate the impact reduction targets have been achieved.

Download Sample Report

Achievements

The City Of Vincent was able to quantify the amount of carbon and water saved over the lifetime of each development from the improvements over Business as Usual practice whilst comparing this improvement to their set goals.

82 lots assessed, 61 dwellings

- 50% life cycle carbon reduction target on a 2010 local residential benchmark
    - Average reduction is actually 68%, so great outcome in terms of the community voluntarily over-achieving

RapidLCA
A Cerclos Product

TOTAL CARBON SAVINGS

Carbon saved thus far is 31,668 tCO2e.

This is equivalent to:

194,304 trees planted

The carbon footprint of over 6 million cheeseburgers

59 million bottles of beer

129 million glasses of wine.

Find more information at:

RapidLCA

City of Vincent

Book a RapidLCA Demo

cerclos.com | rapidlca.com

9.5 OUTCOME OF ADVERTISING OF AMENDMENTS TO LOCAL PLANNING POLICY NO. 7.5.22 - CONSULTING ROOMS

Attachments: **1. Draft Amended Local Planning Policy: Consulting Rooms and Medical Centres** ⇩

RECOMMENDATION:

That Council PROCEEDS with the amendments to Local Planning Policy 7.5.22 – Consulting Rooms, included as Attachment 1, in accordance with Schedule 2, Part 2, Clause 5(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015.*

PURPOSE OF REPORT:

To consider the outcomes of public consultation on the draft amended Local Planning Policy No. 7.5.22 – Consulting Rooms (Policy) and to determine whether to proceed with the amended policy.

BACKGROUND:

At its 22 August 2023 Meeting, Council resolved to prepare an amendment to Local Planning Policy No. 7.5.22 – Consulting Rooms for the purpose of community consultation.

In accordance with the City's Community and Stakeholder Engagement Policy, community consultation was undertaken between 23 August and 13 September (21 days).

The policy was advertised on the City of Vincent website, social media and through the following public notices:

- Perth Now Central – 31 August 2023;
- Perth Voice – 2 September 2023 and
- Notice displayed on the notice board at the City's Administration and Library and Local History Centre.

No public submissions were received.

DETAILS:

Local Planning Policy No. 7.5.22 – Consulting Rooms has been amended to provide clear guidance for where and how consulting room and medical centre land uses can occur within the City. The removal of illegal land uses; and the inclusion of development controls will ensure the orderly and proper establishment of consulting room and medical centre land uses across the City.

A review of the Policy informed the changes included in the draft amended Policy. The draft amended Policy is included in **Attachment 1** that will be titled Local Planning Policy: Consulting Rooms and Medical Centres and which is recommended for Council to proceed with.

CONSULTATION/ADVERTISING:

No further consultation is required.

LEGAL/POLICY:

The *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2, Part 2, Cl. 5, includes the requirements to amend a local planning policy.

The City's Policy Development and Review Policy sets out the process for repealing and adopting policies.

RISK MANAGEMENT IMPLICATIONS

Low: Adopting the proposed policy is low risk as the policy guides the application of discretion for two land uses within the City. The application of the policy will be reviewed every four years to ensure it is meeting the council community's expectations.

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.

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

FINANCIAL/BUDGET IMPLICATIONS:

Adoption of this policy and associated administrative actions will be provided through the City's operational budget.

COMMENTS:

Clear guidance for the consideration of Consulting Rooms and Medical Centres land uses will provide clear expectations to maintain resident amenity and provide certainty for new businesses looking to operate within the City.

No changes have been made to the advertised version of the draft Policy, with no submissions received during the community consultation period.

It is recommended that Council proceeds with the draft amended Consulting Rooms and Medical Centres Policy.

LOCAL PLANNING POLICY: CONSULTING ROOMS AND MEDICAL CENTRES

CITY OF VINCENT

Legislation / local law requirements	This policy has been prepared under the provisions of clause 9(2) of Schedule 2 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	City of Vincent Local Planning Scheme No.2 Local Planning Policy 7.1.1 Built Form Local Planning Policy 7.7.1 Non - Residential Parking Requirements Local Planning Policy: Signs and Advertising

PART 1 - PRELIMINARY

INTRODUCTION

The City of Vincent (City) Local Planning Scheme No.2 (Scheme) guides the land use permissibility of 'consulting rooms' and 'medical centres' but does not contain specific provisions relating to their operation. Without adequate guidance, the use of consulting rooms or medical centres may have adverse implications on adjacent land uses.

PURPOSE

The purpose of Local Planning Policy: Consulting Rooms and Medical Centres (Policy) is to provide guidance for the establishment and operation of consulting rooms and medical centres within the City, by providing development controls and objectives to enhance the function and operation of these premises.

OBJECTIVE

The objectives of this Policy are to:

- limit the activities associated with consulting rooms or medical centres so that there is no undue impact on the surrounding area; and
- ensure consulting rooms or medical centres maintain an active and engaging street frontage by means of clear sight lines and visual surveillance between the street and the business.

SCOPE

The provisions of this Policy apply to uses defined as 'consulting rooms' and 'medical centre' within the Scheme.

LOCAL PLANNING POLICY: CONSULTING ROOMS AND MEDICAL CENTRES

CITY OF VINCENT

RELATIONSHIP TO THE PLANNING FRAMEWORK

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

This Policy is to be read in conjunction with the Scheme and all relevant local planning policies including but not limited to the City's Local Planning Policy 7.1.1 Built Form (Built Form Policy), Local Planning Policy 7.7.1 Non-Residential Parking and Local Planning Policy: Signs and Advertising.

This Policy forms part of the City's local planning policy framework. Where this Policy is inconsistent with the Scheme, the Scheme prevails.

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

PART 2 - POLICY PROVISIONS

DEFINITIONS

consulting rooms means the same as the City's operative Local Planning Scheme.

medical centre means the same as the City's operative Local Planning Scheme.

POLICY

1. Car Parking and Vehicular Access

1.1 All car parking and vehicular access requirements are to be in accordance with the City's Built Form Policy and Non-Residential Parking Policy.

2. Signage and Street Frontage

2.1 All signage requirements are to be in accordance with the City's Local Planning Policy: Signs and Advertising.

2.2 Doors, windows and adjacent areas located along the primary street frontage shall maintain uninterrupted views to and from the primary street, and an active/interactive relationship with the primary street to the satisfaction of the City. Darkened, obscured, mirror or tinted glass or the like is prohibited.

LOCAL PLANNING POLICY: CONSULTING ROOMS AND MEDICAL CENTRES

CITY OF VINCENT

3. Location

3.1 The preferred location for consulting rooms and medical centres is in or adjoining commercial and local centre zones.

Consideration shall be given to surrounding land uses and their compatibility with a consulting room or medical centre. Applicants are required to demonstrate that their proposal will not unduly impact or be impacted by surrounding areas.

In considering applications for consulting rooms or medical centres within residential areas, the location, siting and design of the use shall be taken into consideration to ensure the development does not have an adverse impact on the residential character and amenity of surrounding areas and additional traffic and parking are minimised.

3.2 In relation to Clause 32 of the Scheme, where consulting rooms or medical centres are proposed on a ground floor, the City will assess the permissibility of the use against the objectives of this Policy and in reference to the following:

a) Positive interaction with the streetscape, including visual and physical engagement between those in the street and those on the ground floors of buildings.
b) An internal layout which locates reception areas or waiting rooms to adjoin the street.
c) Signage and window treatments such as blinds and shutters are reduced as much as practical for the use.

4. Business Operations

4.1 The hours of operation for consulting rooms or medical centres in a non-residential zone and where not directly abutting a residential zone shall be limited to the following:

- 7:00am – 7:00pm, Monday – Friday
- 7:00am – 7:00pm, Saturday
- 11:00am – 5:00pm, Sunday and Public Holidays

4.2 The City may consider an increase in the above hours of operation for a consulting room or medical centre, provided that the amenity of the surrounding area is not unduly affected.

4.3 The hours of operation for a consulting room or medical centre in or directly abutting residential zones shall be limited to the following:

- 7:00am – 5:00pm, Monday – Saturday
- 11:00am – 5:00pm, Sunday and Public Holidays

4.4 A detailed Management Plan is required for consulting rooms or medical centres and is to be submitted as part of a development application. The Management Plan is to address the following:

LOCAL PLANNING POLICY: CONSULTING ROOMS AND MEDICAL CENTRES

CITY OF VINCENT

4.4.1 Noise control and management, with an assessment of operating hours against the use of land abutting the proposed consulting rooms or medical centre.
4.4.2 The number of patrons in any week, number of staff and detail on how appointments are managed (i.e. number of patrons on site at any time, any overlap to appointments).
4.4.3 Car parking and parking management.
4.4.4 Rubbish collection and disposal.

5. Planning Application Process

5.1 In addition to the standard information provided as part of the lodgement of a development application, an applicant is to provide copies of relevant consultants' certificates from a relevant, legitimate, and reputable association or organisation prior to the issue of Development Approval.

Note: Building work associated with consulting rooms and medical centres may require a building permit or occupancy permit prior to a business beginning operations. Please contact the City of Vincent's Building Services team on 9273 6000 for further assistance and information in this regard.

OFFICE USE ONLY	
Responsible Officer	Executive Manager Urban Design and Strategic Projects
Initial Council Adoption	21/11/2006
Previous Title	Local Planning Policy No.7.5.22 Consulting Rooms
Reviewed / Amended	12/03/2013; 22/08/2023
Next Review Date	08/2027

9.6 PUBLIC HEALTH PLAN (2020 - 2025) - ANNUAL REVIEW 3

Attachments: **1. Annual Review - Public Health Plan - 2020-2025 - Review 3** ⇩

RECOMMENDATION:

That Council NOTES the third annual review and progress towards the deliverables within the Public Health Plan 2020 – 2025, at Attachment 1.

PURPOSE OF REPORT:

To provide Council with a progress report of the City's Public Health Plan 2020 – 2025 (PHP) deliverables over the past 12 months.

BACKGROUND:

The *Public Health Act 2016* requires each local government to prepare a public health plan that is consistent with the State Public Health Plan and meet the specific needs of the local community.

The PHP was adopted by Council on 20 October 2020. The Plan is a high-level plan, which aligns to the City's Strategic Community Plan 2022-2032 and is to inform the Corporate Business Plan and annual budgets. The PHP provides a framework to support the health and wellbeing of our community, enhancing the City's proactive service delivery approach and focuses efforts and resources on communities that support health.

It sets out 41 deliverables to be implemented across five key pillars of public health, being:

1. Public Health Leadership;
2. Social Environment;
3. Built Environment;
4. Natural Environment; and
5. Health Protection.

There have been two annual reviews presented to Ordinary Meetings of Council to highlight the progress towards the 41 deliverables within the PHP.

The first annual review (12 October 2021 Ordinary Meeting) showcased 34 deliverables (83 percent) were on track and seven deliverables (17 percent) had not been started.

The second annual review (18 October 2022 Ordinary Meeting) showcased 38 deliverables (92 percent) were on track and three deliverables (eight percent) had not been started.

DETAILS:

The third annual review of the PHP has been completed. Actions and achievements relating to each deliverable is detailed in **Attachment 1**. These actions include one-off projects, multi-year programs and ongoing initiatives. The status of each deliverable uses one of the three categories in the following table:

Colour Code	Meaning
On Track	Deliverable is expected to be completed as originally planned.
Not Started	Deliverable has not yet started.
At risk	Deliverable is at risk of not being delivered or completed.

Out of the 41 deliverables within the PHP, 40 deliverables are on track and one deliverable is still to be started. This deliverable is scheduled for implementation in 2023/2024.

PHP actions are tracked and measured through an Implementation Plan which is an administrative working document. It is intended to be a flexible and living document, allowing for new actions to be added as they arise over the life of the PHP. The Implementation Plan is under continuous review to facilitate effective and efficient progress.

Key highlights in 2022/2023 include:

Smoke Free Town Centre Project

- **Smoke-free audit.** Before the launch of the project, an audit of smoking observations and cigarette butt counts in each town centre took place in November 2022. This was delivered by North Metropolitan Health Service, with the support from Curtin University students.
- **Smoke Free Town Centre Launch.** Five Town Centres became smoke-free in November 2022 with a launch event hosted at Mary Street Piazza, Beaufort Street.
- **Health Promotion Project Officer.** Successfully recruited an Officer, using grant monies, to implement the smoke-free town centre project for two days per week till March 2023.
- **Youth Engagement.** Smoke and vape free workshops and activities have been delivered including stalls at the WA Youth Week event, capacity building sessions for Youth Staff, art workshops at The Y and vaping workshops in primary schools.
- **Business Engagement.** Engaged with ten local pharmacies, promoting their smoking cessation services to the community. Working closely with local businesses to provide direct advice to manage the transition of the footpath outside their business to smoke-free.
- **Successful Healthway Funding.** Additional funding secured to extend the smoke-free Town Centre project to March 2024.

Reduced exposure to environmental health risks

- **Emergency Incident Response.** The City's Environmental Health Officers, Building Surveyors and Development Compliance Officers have coordinated to respond to at least 3 major structure fire incidents. Environmental and public health risks existed on each occasion, which included asbestos, putrescible waste, wastewater, and structural deficiencies. The Officers used their technical expertise and customer engagement to respond, with the most important outcome to reduce the risk to people and property.
- **2023 FIFA Women's World Cup.** The City's Environmental Health Officers played a crucial role in delivering the 2023 FIFA Women's World Cup matches, held at HBF Park in July and August 2023. The team assessed temporary food applications, monitored noise, reviewed event risk management plans, assessed temporary structures, and conducted 'match day' inspections – all to contribute to delivering a safe and healthy event for all attendees.
- **Salmonella Outbreak Investigation.** The City's Environmental Health Officers assisted the Department of Health (Food Unit) with a salmonella outbreak investigation. The City's Officers took samples of food, performed 'swab' sampling of food contact surfaces at the relevant food business and assisted in the post analysis response. The Officers played a crucial role in communication between the Department and the food business.
- **Successful Prosecution – Food Act 2008.** The City was successful in prosecuting a recurrent non-compliant food business, with a global penalty of $50,000 applied against 7 offences under the *Food Act 2008* and Food Standards Code. These included unclean and insanitary premises, storage and processing of food without protecting it from contamination and ineffective pest control measures resulting in entry of pests into the food preparation areas, among others.

Public Health Leadership

- **Strategic Community Plan** After the major review of the Plan, we now have a priority area of 'Connected and Healthy Community'. Reflecting on the significance of the City's Public Health Plan, a new outcome has also been included 'We protect, improve and promote public health and wellbeing within Vincent.'
- **Local Government Health and Wellbeing Group.** The City is an active member of the group providing information and facilitates knowledge sharing between local governments throughout Western Australia to achieve community health and wellbeing outcomes for the local community.

Reduced harmful alcohol use

- **Perth Vincent and Subiaco Local Drug Action Group.** Collaboration with City of Subiaco and City of Perth to develop actions to reduce alcohol related harm in the community. Three workshops delivered over 2023 in partnership with Mental Health Commission and stakeholders discussing the following themes: Safe and Healthy Environments; Liquor Licences and Liquor Stores; and Alcohol and Drinking Culture.

Increased healthy eating

- **Food Atlas.** Participating in a healthy food environments project initiated by the Telethon Kids Institute to develop a Food Atlas. Food Atlas will map, measure and monitor food access across WA. The final product will be an interactive map of food businesses and a suite of summary metrics helping to identify food access inequities.
- **Seniors nutritional cooking education sessions.** Students from Edith Cowan University delivered the nutritional cooking education sessions at Vincent Community Centre. There were 12 people attending two classes.

Reduced exposure to ultraviolet radiation

- **Cancer Council UV Monitor.** Installation of the monitor at Beatty Park Leisure Centre to provide accurate, real-time UV data to the community. The monitor will display educational messaging to encourage appropriate sun protective behaviours according to the UV level.
- **SunSmart messaging.** Vincent is part of an advisory committee with Cancer Council WA and Telethon Kids Institute to support the 'SunSmart messaging for WA young people' project. Actions from the project will be implement in 2024.

Reduced injuries and safer community

- **Seniors Programs.** A number of programs have been delivered to seniors at a variety of venues to help reduce injures associated with falls. These include Move Improve Workshop with Injury Matters, Healthy Hearing Checks, Stroke Safe Talks, Safety for Seniors presentations, Beatty Park activities for seniors, Seniors Week Activities (including tac chi, chair yoga), and Ageing Seniors Information Sessions.

The next Steps for 2023/2024:

Smoke Free Town Centre Project

- **Monitoring and Evaluation.** Led by North Metro Health service, a one-year Audit of smoking observations and cigarette butt counts in each town centre will take place in November 2023. Community and businesses will also be surveyed about awareness, support and impact of the project.
- **Collaboration with services.** Supporting organisations to become smoke-free by providing resources and creating smoke-free policies.
- **Business Engagement and Support.** Offering support to businesses to transition to becoming smoke-free and is developing a business resource and webpage for this purpose.
- **Healthway Report.** Finalise the grant acquittal and submit to Healthway in April 2024.
- **Smoke-free public places.** Audit future proposed public places that can become smoke-free in City of Vincent.

Reduced exposure to environmental health risks

- **New Food Safety Standard 3.2.2A** comes into effect in December 2023, Environmental Health Officers will be educating and enforcing the new standard across all food businesses to improve food safety and prevent foodborne illness in the community.
- **Inner-City Environmental Health Working Group** will be established (including Vincent, Perth, Subiaco, Victoria Park and South Perth). The purpose of the group will be to share Environmental Health information and resources among local governments and organisations to promote health and wellbeing, support residents, and achieve positive health outcomes for the local community.

Public Health Leadership

- **Bus Shelter Advertising.** Negotiations underway to include a clause in the City's Bus Shelter Contract to restrict 'unhealthy advertising' on 50 of our bus shelters in Vincent.
- **Undertake Local Planning Strategy and Scheme Review.** Including investigation into restricted premises and elevating the importance of public health in the Strategy.
- **Progressing Town Centre Planning Frameworks** in North Perth, Mt Hawthorn, William Street and Beaufort Street. These will include objectives relating to a Connected and Healthy Community.

Reduced harmful alcohol use

- **Perth Vincent and Subiaco Local Drug Action Group**. Finalise actions to reduce alcohol related harm in the community in partnership with Mental Health Commission and stakeholders.

Increased healthy eating

- **Draft Healthy Food and Drink Policy.** A draft Policy is currently being prepared for consideration by Council and the community. The purpose of this draft policy is to enable the City of Vincent to lead by example by supporting the provision and promotion of healthy food and drink. This policy would aim to promote the recommendations of the Australian Dietary Guidelines in our community and applies to the sale or provision of food and drink to community members, employees, and contractors by the City. Guidelines would then be developed to help staff and event organisers provide healthier catering in the City.
- **Healthy Food and Drink Workshops.** Delivered for community and staff throughout 2023/2024 to increase awareness and knowledge of the Australian Dietary Guidelines and selecting healthier food and drink options.

Increased physical activity

- **Wayfinding.** Implement phase one of the Wayfinding Signage Plan, introducing pedestrian wayfinding in town centres signposting key landmarks such as local shops, schools, parks, amenities, local artwork, public transport and cycle paths to activate local town centres.
- **Mount Hawthorn Youth Skate Space** to be delivered in 2023/2024. Designed for young people and entry-level skaters, this facility will contribute to increased physical activity and community connection.
- **The Bike Network Plan 2023-2028** projects will be planned and delivered to increase cycling participation within the City for people of all ages and cycling abilities.

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

Public Health Act 2016.

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to note the PHP annual review and progress towards the deliverables.

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. Our urban forest/canopy is maintained and increased.

Accessible City

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

Connected and Healthy Community

We protect, improve and promote public health and wellbeing within Vincent.
We have enhanced opportunities for our community to build relationships and connections with each other and the City.
Our community facilities and spaces are well known and well used.

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

Sensitive Design

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

Innovative and Accountable

We embrace good ideas or innovative approaches to our work to get better outcomes for Vincent and our community.

SUSTAINABILITY IMPLICATIONS:

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

Sustainable Transport
Urban Greening and Biodiversity

PUBLIC HEALTH IMPLICATIONS:

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

Increased healthy eating

Increased mental health and wellbeing

Increased physical activity

Reduced injuries and a safer community

Reduced harmful alcohol use

Reduced exposure to environmental health risks

Prevent and control of communicable diseases

Reduced smoking

Mitigate the impact of public health emergencies

Promote screening and immunisation

Reduced exposure to ultraviolet radiation

FINANCIAL/BUDGET IMPLICATIONS:

The implementation of the deliverables within the PHP through projects, programs and services is supported through allocations within the City's existing operational budgets.

An amount of $40,000 is included in the 2023/2024 operational budget to implement the smoke-free Town Centre project. Administration has also been successful in receiving a further $51,863 grant from Healthway.

An additional $10,000 has been included to deliver a variety of programs and events throughout 2023/2024 that contribute to the vision for a healthy, happy and connected community for all.

COMMENTS:

The City is committed to improving the health and wellbeing across our community, and the PHP is guiding the integration of a public health focus into existing services, programs and future public health initiatives over its lifespan.

The ongoing review of the PHP will include keeping up to date with new evidence, feedback from stakeholders, policy changes and relevant national and international developments to ensure that the City continues to be a leader in the Public Health field.

Attachment 1 Public Health Plan Annual Reporting – Review 3 (November 2023)

Table 1 Public Health Leadership. City of Vincent Leading by example.

Priority Area	Deliverable	Status	What have we achieved?
Civic Leadership	1.1 - Incorporate public health, wellbeing and health equity principles and priorities into City policies, plans, reports, programs and activities.	**On Track**	• **Council Reports.** Priority health outcomes of the City's Public Health Plan have been included in 87 council reports (out of 182) from October 2022 – September 2023. • **Connected and Healthy Community priority area in our Strategic Community Plan.** Priority area updated to include 'Healthy' after the Strategic Community Plan major review. A new outcome has also been included 'We protect, improve and promote public health and wellbeing within Vincent.' reflecting the significance of the City's Public Health Plan. • **Local Planning Policy: Restricted Premises – Smoking.** Since its adoption in December 2022, the Policy has been applied by the Urban Planners to 3 development applications where the land use considered the consumption of tobacco on site (Shisha bars). On all occasions, the application was recommended for refusal, on the basis that it did not meet the objectives and requirements of the Policy, which is a great success. • **Youth Action Plan 2023 - 2026.** The development of a Youth Action Plan includes deliverables on Resilience and Wellbeing with the goal to 'Support our youth to be strong, healthy, safe and active'.
	1.2 - Pursue grant funding opportunities to increase the health and wellbeing of our community through projects, activities and services.	**On Track**	• **Successful Healthway Funding.** Additional funding secured through Healthway to extend the smoke-free Town Centre project to March 2024. • **Submission of Outdoor Active Recreation Participation Program Grant Application (**Department of Local Government, Sport and Cultural Industries) in September 2023 for outdoor exercise program for seniors. Grant is pending assessment at the time of this report. • **Cycle Tracks.** Grant funding received to undertake a feasibility study for new protected cycle tracks on Claisebrook Road, East Perth. This is an important link between the Principal Shared Path and the existing Bulwer Street cycle tracks to increase the opportunity for more active travel. • **Funding for Library activities.** Successful grant application to establish an Aged Care Hub in the library to support seniors. Successful grant application to host a Seniors Morning Tea and inviting Books on Wheels participants to develop social connections between isolated seniors in the community. • **Sporting infrastructure.** Actively seeking and applying for funding opportunities to improve the City's sporting infrastructure.

Priority Area	Deliverable	Status	What have we achieved?
Civic Leadership	1.3 -Support a healthy and happy workplace for City staff with a focus on wellbeing and work life balance, and promote this approach to our stakeholders.	**On Track**	• **E-Bikes.** Providing staff training on the use of the e-bike fleet. • **Staff health activities.** Includes Skin Checks, Flu Immunisation, audiometric testing. Staff Wellness Expo, delivered in October 2023, included Massage Therapy, St Johns WA, Beatty Park Leisure Centre, Financial Wellbeing, Health by Design, 'Hear my Story Program, Health Checks and Injury Prevention. • **Events.** The City hosted events recognising International Women's Day and R U OK day. • **Training.** The City delivered in-house training for employees on the following topics: Resilience training for workers and leaders, Dealing with difficult people, De-escalation training, mental health awareness training, workplace behaviours training, mentally healthy workplaces training and first aid training. Emergency management training included drills and presentations from Fire fighters, police, and crime stoppers. • **Subsidised Beatty Park Gym Memberships** available to City staff. • **Employee Assistance Program.** Counselling and support services available for all employees and their immediate families through People Sense. • **Working From Home and Flexible Working Arrangements Policies.** Developed to support employee work life balance, flexibility and for staff to understand the City's position and process on these staff benefits. • **Corporate Private Health Memberships** through HBF available for employees. • **Update of Health Safety and Wellness Policy** to include more commitment to employee Health and Wellbeing.
	1.4 - Reduce exposure to unhealthy advertising, marketing, promotion and sponsorship (includes, but not limited to alcohol, unhealthy food and drink, smoking, and gambling)	**On Track**	• **Bus Shelter Advertising.** Negotiations underway to include a clause in the City's Bus Shelter Contract to restrict 'unhealthy advertising' on 50 of our bus shelters in Vincent. • **Social Media and Graphics.** Reduce exposure of unhealthy marketing and promotion through our social media channels and graphic design requests.

Priority Area	Deliverable	Status	What have we achieved?
Advocacy	2.1 - Advocate to improve public health and wellbeing outcomes on behalf of our community to State and Federal government, agencies, private organisations and peak bodies for our priority population groups #.	**On Track**	• **Consistent Local Planning Scheme review.** The City's Planning Team submitted comments for proposed changes to land uses, zones and reserves in May 2023. Included comments about elevating Public Health considerations in planning decisions. • **Public Open Space.** Submission made on the changes to public open space by the State Government. The City is advocating for more open space as population increases and the pressure on existing open space increases. • **North Metropolitan Local Government network.** The City is an active member of the group and presented on the Smoke Free Town Centre Project and its implementation. • **The WA State Environmental Health Australia Conference in April 2023.** Two presentations were delivered by Officers of the City's Health Services including a presentation on the development of the smoke free town centre project. • **Local Government Health and Wellbeing Group.** The City is an active member of the group providing information and facilitates knowledge sharing between local governments to achieve community health and wellbeing outcomes for the local community.
Public awareness and engagement	3.1 - Partner with external agencies and community groups on key projects and activities that empower and enable people to live healthy, happy and connected lives in Vincent.	**On Track**	• **See 6.1, 7.1, 7.3 and 13.2 deliverables for more details of partnerships with external agencies and community groups on health promotion projects and activities.** • **Freedom Centre**. The City's Community Development Team collaborated with Freedom Centre to deliver an 'It's time to chill' workshop during Youth Week. • **Aged Care Homes.** The Library collaborated with Aged Care Homes to deliver Books on Wheels service to those in care. • **Local Community Groups.** Library Service has connected with numerous local community groups to support and facilitate a central meeting place for activities. • **Child Health Clinics**. The City has a partnership with the Child Health Clinic to deliver Better Beginnings New Parent talks to encourage early literacy skills at the Library. • **Host community art and photography exhibitions at the Library** to empower local residents and provide a space where they can display their creativity.

Priority Area	Deliverable	Status	What have we achieved?
Public awareness and engagement	3.2 - Develop a communication plan to inform, engage and educate residents, visitors, businesses and community organisations on the priority health topics for Vincent.	**On Track**	• **Annual health and wellbeing communication plan.** Regular social media posts delivered on health campaigns including Food Safety Standards, Asbestos Awareness week, Wood Smoke Awareness week, R U OK? day, World Cancer Day, World Immunisation Day, World No Tobacco Day, Men's Health Week, Mental Health Week, Bike Month, International Women's day and Heart Week. • **Library marketing and communication plan.** Library displays information on health promotion weeks of significance on digital signage and through social media. This has included Cancer Council SunSmart and Move More campaigns. Library ensures that information is accessible including the development of webinars and accessibility maps.
Smoke-free Town Centres by 2025	4.1 - Design and implement a smoke-free Town Centre project which considers policy and regulatory options with involvement from health partners and local businesses.	**On Track**	• **Smoke Free Town Centre Launch.** Five Town Centres became smoke-free in Nov 2022 with a launch event hosted at Mary Street Piazza, Beaufort Street. • **Health Promotion Project Officer** started in November 2022 through Healthway funding to implement the project. • **Collaboration.** Cancer Council WA, North Metropolitan Health Service and Australian Council on Smoking and Health continue to collaborate with the City to support the project. • **Smoke Free Areas. Education and Enforcement.** The ability to enforce the smoke-free areas began on 1 July 2023 with an education first approach being the priority. Internal education sessions and collaboration with Ranger Services has been happening. • **Awards and Presentations.** The Public Health Team participated in a Q&A session at the Annual Environmental Health Conference in April 2023 on smoke free town centre project. Vincent also presented on the project at Towards a Tobacco Free by 2030 Symposium. The project has been nominated for three different awards in 2023 and is widely considered as an example of Public Health Leadership. • **Smoke-free Audits.** Before the launch of the project, an audit of smoking observations and cigarette butt counts in each town centre took place in Nov 2022. This was delivered by North Metropolitan Health Service with the support from Curtin University students. • **6-month community and business survey.** In May 2023, there were 552 survey responses from the community and businesses with a 78% support rate for the project (an increase of 18% from November 2022).

Priority Area	Deliverable	Status	What have we achieved?

Smoke-free Town Centres by 2025	4.2 - Deliver a public awareness campaign to focus on the benefits of smoke-free environments.	**On Track**	• **Youth Engagement and Education.**
			  ○ A large-scale, publicly visible artwork that promoted The Y HQ (YMCA) as smoke-free was produced by local young people in March 2023;
			  ○ A smoke-free information stall was included at the WA Youth Week event in April 2023 as well as sponsoring the event as smoke-free;
			  ○ Hosted a capacity building session for 16 Youth Staff on the topic of young people and vaping in Aug 2023; and
			  ○ Delivered vaping workshops in two local primary schools, engaging 130 Year 6 students.
			• **Business Engagement and Support.** The project has engaged with ten local pharmacies, promoting their smoking cessation services to the community. Vincent has also been working closely with local businesses to provide direct advice to manage the transition of the footpath outside their business becoming smoke-free.
			• **Public Awareness Campaign.** A six-month education and awareness campaign was delivered via social media featuring 16 posts sharing the fresh facts about vaping, tips on reducing second-hand smoke exposure, and information on quitting. A smoke-free webpage has captured information about the project.
			• **Town Centre Activations.** Brand ambassadors engaged with an estimated 1,425 adults within our Town Centres to promote the areas as smoke-free. Engagements also included promotion at St. Patrick's Day and Native Plant Sale events.
			• **Signage.** "Fresh Air, You're Welcome" temporary signage installed in Town Centres with a focus on hotspot areas where people currently smoke. Permanent smoke-free signage installed in August 2023, again with a focus on hotspot areas.

	4.3 - Review proposals to introduce new smoke-free environments on City owned land.	**Not Started**	**Commence in 2023/24 to:** • Audit future proposed public places that can become smoke-free within Vincent. • Present to Council proposed public places to designate as smoke-free areas by resolution.

Table 2	Social Environment - Strengthen community connections and champion physical, mental and social health and wellbeing of our community.		
Priority Area	**Deliverable**	**Status**	**What have we achieved?**

Healthy Eating	5.1 - Increase healthy food and drink options at City venues, public open spaces, events, festivals and community activities.	**On Track**	• **See 8.1 and 18.2 deliverables for more details of increased healthy food and drink options at events, festivals and community activities.**
			• **Draft Healthy Food and Drink Policy.** A draft Policy has been prepared, and will be circulated to Council Members prior to the matter coming before Council for advertising. The purpose of this draft policy is to enable the City of Vincent to lead by example by supporting the provision and promotion of healthy food and drink. This policy aims to promote the recommendations of the Australian Dietary Guidelines in our community and applies to the sale or provision of food and drink to community members, employees, and contractors by the City, including:
			  • City facilities that have onsite cafes, kiosks or vending machines;
			  • Catering provided for City meetings, workshops, functions and events; and
			  • Community events delivered, supported and/or promoted by the City.

	5.2 - Promote and support healthy and sustainable food environments, particularly to our priority population groups.	**On Track**	• **Food Atlas.** Participating in the healthy food environments project in partnership with Telethon Kids Institute. The Food Atlas project will map, measure and monitor food access across WA. This will include an interactive map of food businesses and a suite of summary metrics helping to identify food access inequities. • **Kyilla Farmers Market.** The City supports annual waiver of certain fees and charges to support healthy and sustainable food environments at Kyilla Farmers Market. • **Seniors nutritional cooking education sessions.** Students from Edith Cowan University delivered the nutritional cooking education sessions at Vincent Community Centre. There were 15 people attending two classes. • **North Perth Community Garden.** The City provides grant funding and a community benefit subsidy to support healthy and sustainable food environments at North Perth Community Garden.
Community activities and programs	6.1 - Deliver and promote activities and programs that contribute to increased physical activity and mental health and wellbeing; including local sports, fitness, community groups and cultural activities.	**On Track**	• **See deliverable 3.1 for more details of activities and programs with external agencies and community groups on key projects and activities.** • **Youth Week Activities.** The City's Community Development Team organised workshops including Girls only skateboarding clinic, Weaving workshop, gamevault gaming session, Sundown Skate Jam Session, Youth Squad Skate and Gig Event. • **NAIDOC Week 2023.** The City's Community Development Team organised workshops including Truth Telling Lunch with Aboriginal Elders, Indigenous Cultural Experience with Dale Tilbrook, For our Elders talk with Barry McGuire, Noongar Bush Medicine with Vivienne Hansen and Noongar language and cultural Session

Priority Area	Deliverable	Status	What have we achieved?
Community activities and programs	6.1 - Deliver and promote activities and programs that contribute to increased physical activity and mental health and wellbeing; including local sports, fitness, community groups and cultural activities.	**On Track**	• **Reconciliation Week 2023.** Workshops delivered included Aboriginal Art and Dreamtime with Dale Tilbrook and Noongar Language class with Sharon Gregory with support from the City's Community Development Team. • **Health and wellbeing programs at the Library.** These programs at the Library encourage health and support the community in their everyday lives such as the Baby Massage workshops, sustainability workshops e.g. bees in your backyard, happy healthy homes and digital literacy workshops. Women's Health and Family Services have also delivered a series of health and wellbeing information sessions. The topics included cervical cancer awareness, menopause, healthy eating, and managing stress and anxiety.
	6.2 - Develop new and promote current initiatives that encourage residents to connect with their neighbours and local community, and encourage neighbour connection through the City's service delivery.	**On Track**	• **Promotion of Neighbours Every Day.** The City supports the Neighbours Every Day Campaign that encourages people to help create belonging and build an inclusive community that people want to live in, one relationship at a time. • **Neighbourhood Map.** The Neighbourhood Map, located on the City's website, provides information about local sporting and community groups that are available within the City.
Inclusive Communities	7.1 - Deliver and promote inclusive health and wellbeing programs and services, particularly through supporting stakeholders that provide health and community support to our priority population groups.	**On Track**	• **Aboriginal organisations and businesses.** Relationships have been developed to provide the City with a deeper level of understanding through our Elders on the Boordiya (Bosses) Reference Group. • **Swim School Angelfish Program at Beatty Park.** This program offers inclusive and integrated lessons for people with disability in a fully supported environment for 125 participants. • **Youth Disability Advocacy Network**. Conducted an accessibility audit at the Library and its associated services. The Library is currently working through the actions and information provided to make the library a more accessible and inclusive space. • **Try One Thing**. Digital literacy program offered at Library enhancing people's digital technology skills and confidence with utilising various technologies and software. • **Books on Wheels**. This is a service that the City's Library Service offers which delivers books and resources to people who are unable to access the library for example residents, aged care homes and other organisations. Eight individuals and eight organisations currently accessing the service. • **Meals on Wheels service.** The City offers subsidised catering for eligible residents through the City of Stirling Community Care 'Community Food Services' program. Eleven residents currently using the service.

Priority Area	Deliverable	Status	What have we achieved?
Inclusive Communities	7.2 – Ensure meaningful engagement with our priority population groups that are at risk of or experiencing social exclusion and advocate for health equity within policies, programs and services.	**On Track**	• **Access and Inclusion Plan 2022-2027.** The City engaged with our community and stakeholders to ensure the new Plan met the needs of our community. A number of engagement sessions were held including a community workshop and pop ups at Beatty Park and Kyilla Farmers Market and one on one discussions were held with both City staff and community members. This plan supports the creation of a social and built environment that is accessible and inclusive for everyone, and particularly for people with disabilities. • **Innovate Reconciliation Action Plan 2022 – 2024**. This Plan has been designed in partnership with Aboriginal Elders on the Bridya Elders Group, members of the RAP Working Group, staff and stakeholder groups and developed in consultation with Reconciliation Australia. A number of collaborative approaches have been used to ensure meaningful engagement with a specific focus on building relationships with Noongar Elders, business and the local community. The launch was at Hyde Park with 40 community members. • **LGTBQIA+ engagement.** Workshops, events and talks are delivered to the community around inclusiveness and diversity. The City also supports pride Month in November including Pride Flag raising ceremony, North Perth Common Lighting up for Pride; Shutterpups and 'One" Photography Exhibition in the Library; and Drag Queen Story Time. • **Multicultural Youth Meetup**. Sundowner held at Community Centre during Youth Week in partnership with Propel Youth Arts WA.
	7.3 - Provide support to organisations working with people experiencing socio-economic hardship including homelessness.	**On Track**	• **Partnership with The Y HQ.** The City has a partnership with the Y HQ to deliver services and programs to young people in the community. Eight Life Skill workshops and four Youth Squad events have been delivered. The City's Library Service books on wheels is also offered to The Y HQ. • **Engagement with Youth at Risk Network.** The Community Development Team and Public Health Team engage with the Youth at Risk Network and support the delivery of events in the City. This is a network of stakeholders that support young people who are marginalised and/or disengaged from mainstream community. • **Refugee Week.** The City promoted and acknowledged Refugee Week from 18 – 24 June by collecting donations for Centre for Asylum Seekers, Refugees and Detainees foodbank program. • **Ongoing partnership with Nyoongar Outreach Service.** The City has a partnership with Nyoongar Outreach Service to ensure support and outreach services are offered to at-risk Aboriginal people.

Priority Area	Deliverable	Status	What have we achieved?
Inclusive Communities	7.3 - Provide support to organisations working with people experiencing socio-economic hardship including homelessness.	**On Track**	• **WA Government's Office of Homelessness.** Weekly meetings are held with the City, WA Police Force and specialist service providers through the Safe Perth City Initiative to ensure a coordinated multi-agency approach to managing and supporting those experiencing or at risk of homelessness and target outreach and operational responses where they are most needed. • **Homelessness Working Group meetings.** The City participates in monthly meetings coordinated by Department of Communities with the broader homeless sector.
Festivals and Events	8.1 - Deliver and promote festivals and events that encourage community connections, reduce social isolation and cultural barriers.	**On Track**	• **Festival and Event Sponsorship.** The City supported 17 festivals and events through sponsorship. They will continue to activate our Town Centres and public open spaces, and engagement with our local community. Year round funding was available for the community, not-for-profit and other organisations until funding was exhausted. • **Event approvals.** Environmental Health Officers managed 225 approvals related to event health and safety. • **Mt Hawthorn Hawkers Market.** A trial market is being delivered and supported by the City before launching for a full new season from September to April 2024. This is a free community event, smoke free and healthy food options available. • **Young Makers Market.** Community Development Team held the Young Makers Market on 30 April and 3 December 2023 with over 80 stallholders at North Perth Town Hall and Multicultural Gardens.
Sporting clubs, community groups and non-government organisations	9.1 - Build the capacity of local clubs, groups and organisations to deliver health and wellbeing activities and encourage participation of priority population groups including females in sport.	**On Track**	• **Club development and support.** The Coordinator Sport and Recreation continues to communicate with all clubs, acts as an internal point of contact for all clubs within the City, and continues to promote sporting club programmes across networks. • **Modernians Hockey Club** received a grant from the City to increase female sports participation. • **Activate Beatty Park Reserve**. Female only soccer training available four nights per week to activate the space at Beatty Park Reserve. • **Leverage improvements to lighting at Britannia Reserve** to allow up four different sporting clubs from different sporting codes to train at once. • **KidSport vouchers.** There were 40 vouchers handed out in 2022/23 by the City to support priority population groups play a range of sports in different clubs. This program aims to reduce barriers to get more children in the local community playing sport and growing local clubs.

Priority Area	Deliverable	Status	What have we achieved?
Sporting clubs, community groups and non-government organisations	9.1 - Build the capacity of local clubs, groups and organisations to deliver health and wellbeing activities and encourage participation of priority population groups including females in sport.	**On Track**	• **Community and sporting groups waiver of fees.** The City supported 29 community groups, organisations and schools to utilise our hireable spaces in our halls, community centre, parks and sporting grounds. This has been a total of 253 bookings that have received between 25% to 100% fee waivers.

Table 3	**Built Environment - Build, enhance and maintain well designed places and infrastructure to support the health, wellbeing and growth of our community.**		
Priority Area	**Deliverable**	**Status**	**What have we achieved?**
City Buildings and facilities	10.1 – Incorporate public health principles including Healthy Active by Design into City plans and strategies to influence the planning, and development of the built environment.	**On Track**	• **Litis Stadium.** External funding secured to construct a new gender-neutral change room facility and clubroom upgrade, which will help grow a thriving community hub used for sporting clubs, local community groups and residents. The upgrades will help increase female participation in sport. • **North Perth Bowls Club.** Project completed by the City to upgrade the facilities to include compliant toilets and storage to increase the accessibility of the club. • **Sport lighting upgrades to our public open spaces**. Upgrade of the floodlighting at Charles Veryard reserve to increase opportunity for female participation in AFL. • **New Local Planning Frameworks for North Claisebrook and the Pickle District.** Developed using the guidance of the State's precinct design guide and the Residential Design Codes volume 2. The plans were also prepared with reference to the Public Health Plan in the context reports.
	10.2 - Provide and promote welcoming and accessible facilities to encourage greater utilisation by our community and priority population groups.	**On Track**	• **Beatty Park Leisure Centre membership.** Wide variety of membership and access options for the community. Membership is at 4,678 with 1,182,000 visits during 2022/23. • **Beatty Park Classes.** A wide range of group classes that contribute to increased physical activity and mental health and wellbeing. Around 120 classes per week are offered that include aqua, yoga, HIIT, functional training, strength and cardio classes. • **Beatty Park Swim School** delivers lessons to approximately 2800 students weekly. This has included Angelfish Program for people with disability; Foyer Oxford subsidised lessons; Displaced Refugee Program; Aranmore Catholic College CALD Program and Heart Beat Club. • **Beatty Park Awards.** Nominated as a finalist in four categories of the Leisure Institute of WA Aquatic & Recreation Industry awards with a staff member winning the Swim Teacher of the Year award. Successful in winning the Emerging Talent award and being highly commended in the Safer Swimming category at the Australian Swim Schools Association.

Priority Area	Deliverable	Status	What have we achieved?
City Buildings and facilities	10.2 - Provide and promote welcoming and accessible facilities to encourage greater utilisation by our community and priority population groups.		• **Library Service.** Membership numbers are 15,393 with active membership numbers reaching 5,267. Library visitor numbers for 2022/23 were 148,986. Survey distributed to members to identify community needs and highlight areas of improvement, included questions pertaining to health and the environment. Library activities includes Baby Rhyme Time, Pride Storytime, Craft Lab afternoons, Lego Club, Chess Club, Craft Clubs, Book Clubs and Events, talks and Workshops. • **62 bookable City facilities.** For community and sporting groups to access there are seven indoor City facilities including pavilions and halls, four Vincent community centre rooms, eleven sportsgrounds, 38 passive parks and reserves, Leederville skate park and basketball courts.
Active Transport	11.1 - Develop a wayfinding strategy and promote programs to improve walkability of the City.	**On Track**	• **The Wayfinding Signage Plan.** Adopted by Council in November 2022, this plan will guide how the City implements signage and wayfinding over the next ten years. It will help connect Vincent residents and visitors with town centres, public transport and local facilities. • **The Bike Network Plan 2023-2028:** The City completed their Bike Network Plan which was adopted by the Council in June 2023. This will focus on measures to increase cycling participation within the City for people of all ages and cycling abilities. • **E-Scooter Share Scheme:** The City received council approval and secured two providers (Bird and Neuron) to provide e-scooters on a trial basis for 12 months with the possibility of extension. • **Safe Active Streets (North Perth / Mount Lawley):** The Request for Quotation for Norfolk Safe Active Streets has been developed for Phase 2: 100% Detailed Design, Construction & Activation. This project has potential to reduce the amount of trips made by private motor vehicle by improving the conditions for walking and cycling. • **Bicycle Infrastructure:** Additional bike racks were installed at the request of residents, schools, and businesses. Two Bike Repair Stations were replaced based on resident feedback to increase cycling participation within the City.
	11.2 - Deliver programs and events that promote active transport to support the community to be more physically active.	**On Track**	• **Bike Maintenance 'Check and Tune":** This co-insides with the public consultation at Kyilla Markets for the Bike Network Plan 2023-2028.

Priority Area	Deliverable	Status	What have we achieved?
Town Centres	12.1 - Deliver active spaces within our town centres to increase community connection.	**On Track**	• **The Mount Hawthorn Youth Skate Space.** Tender has been awarded with construction soon to commence. This has been designed for young and entry-level skaters, with small skate elements and associated landscaping to be a welcoming space. • **View St Trial in North Perth.** Planning undertaken with temporary reimagining of View Street and Rosemount Hotel car parks into pedestrian friendly shared-zone flanked by active uses. • **Streetscape Audits and Improvements.** The City has undertaken streetscape audits and improvements to continue being attractive and functional town centres, with further emphasis on pedestrian/cycle-first opportunities. • **Grosvenor Road Trial.** The public plaza at Grosvenor Road was activated in October 2022 and the shared street implemented in October to November 2022 in partnership with RAC. The temporary space included new seating, picnic tables, lighting, greenery and play elements. This was to introduce additional pedestrian spaces to enjoy within the town centre.
Safer communities	13.1 - Implement the Safer Vincent Plan to improve community safety outcomes.	**On Track**	• **Constable Care.** The City has ongoing partnership with the Constable Care Foundation saw over 1546 local children and young people attend theatre-in-education performances and workshops on topics such as protective behaviours, road safety and cyber safety. • **Neighbourhood Watch and Eyes on the Street**. Both programs and associated initiatives continue to be promoted to staff and the broader community. • **Street light improvement.** The City has identified priority locations for street lighting improvements that can be addressed through the City's Underground Power Program. • **Safety for Seniors workshop.** Delivered by the City, with the presentation focusing on personal home and vehicle security, and reporting crime and suspicious activity including current crime prevention programs. • **Safety and crime prevention information**. Displayed at the library, promoted via social media and included in Business e-Newsletter. • **Crimestoppers WA training.** Offered to all City staff with particular focus on community safety and rangers team.

Priority Area	Deliverable	Status	What have we achieved?
Safer communities	13.2 - Support and partner with external stakeholders to deliver programs to seniors including reducing injuries associated with falls.	**On Track**	• **Move Improve Workshop with Injury Matters.** The City's Community Development Team organised the workshops where seniors learned tips and strategies for preventing falls and how to build balance and strength. • **Seniors Week in November 2022.** The City's Community Development Team organised activities including, Tai Chi, Chair Yoga, Seniors Morning tea and Macrame plant hanging workshop that provided seniors with variety of activities with a wide selection of static displays offering senior specific information. • **Healthy Hearing Checks**. A Hearing Bus was organised with Hearing Australia where 25 residents were screened with nine going on to have a full hearing assessment with trained clinicians. • **Compassionate Communities presentation by WA Australian of the Year Professor Samar Aoun.** Presentation at the Library discussing how we can play a stronger role in supporting people who are caring, dying or grieving to increase their sense of connectedness. • **Stroke Safe Talk – Fighting Stroke Together workshop**. Workshop delivered at the Library where attendees learnt what a stroke is and how to recognise the signs of a stroke, what to do if someone is having a stroke and how to prevent a stroke. • **Alzheimers WA.** A presentation was delivered at the Library by Alzheimers WA on an overview and understanding of dementia, what happens to a person when they develop dementia and how to communicate with and support a person with dementia. • **Families and Friends Dementia Awareness Workshop.** The workshop, delivered at the Library, provided the community an understanding of dementia, what happens to a person when they develop dementia and how to communicate with and support a person with dementia. • **Beatty Park supporting Seniors.** Beatty Park deliver a number of programs to support seniors to increase their strength and fitness to help reduce injuries associated with falls. These programs include Chair yoga, Pilates, Energywise, Off peak and discounted gym memberships for seniors. • **Have a Go Day – A Livelighter Event.** Seniors Recreation Council WA delivered the event in partnership with the City that encourages seniors to keep active and healthy in the later years. • **Ageing Seniors Information Session.** Information session was delivered at the Library to the community that provided information about accessing aged care support, navigating the aged care system and ways to improve health and fitness. • **Memory care kits and resources at the Library.** Developed for carers of people with Alzheimer's and available at the Library.

Table 4	Natural Environment - Provide a sustainable natural environment for the health and wellbeing of our community.		
Priority Area	**Deliverable**	**Status**	**What have we achieved?**
Greening the community	14.1 - Increase the number of trees and green spaces to support the health and wellbeing of our community.	**On Track**	• **Greening Plan Projects.** There were 335 new trees planted in parks and reserves, streetscapes and residential verges as well as Water Sensitive Urban Design improvements to Macedonia Place carpark. Street Tree Mapping to ensure effective management of our urban forest. Trees create more liveable neighbourhoods and reduces the urban heat island effect, which supports the health and wellbeing of our community. • **Park Upgrades.** New all-ages playground at Haynes Street Reserves; landscaping improvement projects at Banks Reserves and Charles Veryard Reserve (eco-zoning). • **Native Plant Sale.** Held on Saturday 1 April 2023 at North Perth Common. Approximately 7000 native plants sold at subsidised prices to residents with 495 registrations to the event. • **National Tree Day.** Community planting event on Sunday 30 June 2023 at Charles Veryard Reserve. 95 volunteers assisted in planting over 3,000 plants.
Parks, reserves and other open spaces	15.1 - Deliver active and passive parks, playgrounds and additional public open spaces for all ages and abilities to enjoy.	**On Track**	• **Lynton Street Reserve and Ivy Park Playground Renewal/Upgrades** to increase physical activity opportunities for children and young people to enjoy. • **Exercise Equipment Renewal** at Charles Veryard Reserve for the community to increase their physical activity opportunities. • **Haynes St Reserve Development Plan**. Stage one has been completed with the installation of a nature playground, turfed area and additional greening to increase physical activity opportunities for children and young people to enjoy. • **Les Lilleyman Reserve Irrigation Upgrade/Renewal** to ensure irrigation systems water efficient to ensure active turf fit for purpose. • **Robertson Park.** Anticipated works to begin in December for part 1A, which includes the delivery of four muti-sports courts, new entrance zone, hit up wall and ½-court basketball court. • **Banks Reserve.** A new accessible toilet block has been constructed and landscape improvements have been completed including two new picnic shelters, new BBQ, bike racks, bin enclosures, drinking fountain with dog bowl, native planting and trees. Anticipated works over the next year include the construction of the new interpretation node viewing platform on the foreshore, and a new footbridge over Walter's Brook.
	15.2 - Incorporate Healthy Active by Design principles to enhance parks, reserves and other public open spaces.	**On Track**	• **Healthy Active by Design principles.** Continuing to consider principles when developing Master Plans and Development Plans for public open space.

Priority Area	Deliverable	Status	What have we achieved?
Parks, reserves and other open spaces	15.3 - Partner with organisations to develop and implement sun protection strategies.	**On Track**	• **Cancer Council UV Monitor** – Installation of the monitor at Beatty Park Leisure Centre to provide accurate, real-time UV data to the community. The monitor will display educational messaging to encourage appropriate sun protective behaviours according to the UV level. • **SunSmart messaging.** The City is part of an advisory committee with Cancer Council WA and Telethon Kids Institute to support the 'SunSmart messaging for WA young people' project.
Climate Change	16.1 – Encourage, empower and support the community to make choices that consider the health and environmental impacts of climate change.	**On Track**	• **Sustainable Environment Strategy deliverables for community education.** Promoted solar and energy efficiency via solar PV and battery storage workshop, Renovating and retrofitting for sustainability workshop with guided eco home tours, pull up banners in community buildings, community signage in parks, promoting and supporting the switch your thinking program.

Table 5 Health Protection - Deliver evidence based health protection services and programs for our community.

Priority Area	Deliverable	Status	What have we achieved?
Environmental Health	17.1 - Deliver quality environmental health services and programs to improve public health outcomes.	**On Track**	• **Environmental Health Customer Service Requests.** The Health Services team investigated and resolved **466 customer service requests**, with Noise Pollution, Air Pollution, Waste and Hazardous Materials (asbestos) the most common concerns addressed. Environmental Health also received over **264 general public health enquiries**. • **2023 FIFA Women's World Cup.** The City's Environmental Health Officers played a crucial role in delivering the 2023 FIFA Women's World Cup matches, held at HBF Park in July and August 2023. The team assessed temporary food applications, monitored noise, reviewed event risk management plans, assessed temporary structures, and conducted 'match day' inspections – all to contribute to delivering a safe and healthy event for all attendees. • **New Animal Local Law adopted.** Provisions around the keeping of chickens, bees, and other animals was reviewed and made more flexible in a new Animal Local Law. The City repealed prescriptive provisions from the Health Local Law in favour of a framework, outcome based approached.
	17.2 - Support and encourage our local businesses to provide safe and healthy food environments to our community.	**On Track**	• **New Food Business Applications.** Environmental Health Officers received, processed and approved 102 new food business applications. This includes both a desktop assessment and 'first occupation' inspection. The team provides our business community with high level, consistently accurate advice. • **Process efficiencies.** Through the work of the Environmental Health Officers, they continue to actively review internal processes and procedures to improve the customer experience when working with new business owners/occupiers.

Priority Area	Deliverable	Status	What have we achieved?
Environmental Health	17.2 - Support and encourage our local businesses to provide safe and healthy food environments to our community.		• **Food handler training.** The City provided 300 businesses access to free Food Handler training. • **Monthly sampling aquatic facilities.** Undertook routine water sampling across more than 35 sites to assess the chemical and microbiological suitability of aquatic facilities (swimming pools, spas etc) in the City. • **Successful Prosecution – Food Act 2008.** The City was successful in prosecuting a recurrent non-compliant food business, with a global penalty of $50,000 applied against 7 offences under the Food Act 2008 and Food Standards Code.
	17.3 - Monitor, investigate and report current and emerging trends in communicable diseases.	**On Track**	• **Environmental Health Officers** were authorised to assist with the management of the COVID-19 pandemic as well as providing general advice to the public and businesses. • **Monitor communicable disease.** Reports received from Department of Health to ensure the City is aware of any Health Alerts including mosquito outbreaks and STI's and BBV's in our community. • **Salmonella Outbreak Investigation.** The City's Environmental Health Officers assisted the Department of Health (Food Unit) with a salmonella outbreak investigation. The City's Officers took samples of food, performed 'swab' sampling of food contact surfaces at the relevant food business and assisted in the post analysis response. • **Mosquito management.** The City's Environmental Health Officers performed routine monitoring of mosquito larvae in tidal areas along the Swan River, and in other low lying / at risk areas across the City. As and where required, the team applied larvicide to interrupt breeding cycles, and reduce mosquito numbers.
	17.4 - Increase the City's understanding to assess the risks of climate change to environmental health.	**On Track**	• **Internal stakeholder discussions** regarding climate change risks. Discussions at the City include the audit of drainage infrastructure and water sensitive urban design infrastructure.
	17.5 - Review and improve the City's frameworks to respond to environmental health risks such as urban and environmental noise, asbestos and food safety to reduce their impact on human health.	**On Track**	• **Noise Enforcement Policy**. The City has commenced a review of noise enforcement policy. As a result, two infringements have been issued for out of hour's construction noise. • **Food Safety Standards**. The City has provided advice and advertising to local businesses in relation to the new Food Safety Standards from the Department of Health. The Health team has developed a content specific webpage, and has improved awareness through social media campaigns. • **Acoustic Reports**. The City stringently assess acoustic reports supporting planning referrals and assist in implementing the best outcomes in relation to noise pollution.

Priority Area	Deliverable	Status	What have we achieved?
Environmental Health	17.5 - Review and improve the City's frameworks to respond to environmental health risks such as urban and environmental noise, asbestos and food safety to reduce their impact on human health.	**On Track**	• **Public Event Assessment.** The City's Environmental Health Officers assessed and approved the largest concert event to be held at HBF Park – Harry Styles, in February 2023. The team was required to have regard to crowd science, crowd dynamics, and crowd management considerations to ensure the safety of event attendees.
Alcohol and Smoking	18.1 - Develop partnerships with the community, organisations and licenced premises to reduce the risk of antisocial behaviour and alcohol related harm in the community.	**On Track**	• **Perth Vincent and Subiaco Local Drug Action Group.** Collaboration with City of Subiaco and City of Perth to develop strategies to reduce alcohol related harm in the community. Three workshops delivered over 2023 in partnership with Mental Health Commission and stakeholders discussing the following themes: Safe and Healthy Environments; Liquor Licences and Liquor Stores; and Alcohol and Drinking Culture. • **Graffiti Management Policy.** Adopted by Council in May 2023 with the purpose to report, remove and prevent graffiti vandalism in partnership with our community and key stakeholders including residents, businesses, WA Police Force and other public asset owners. • **Crime and the Built Environment unit (Curtin University).** City provided the opportunity for students to conduct Crime Prevention Through Environmental Design audits within the City and shared ideas and expertise with City staff. • **Crime and Drug presentation.** Delivered by WA Police Force and Crime Stoppers WA for the Inner City Group staff and elected members. • **Engagement with WA Police.** Developed strong rapport and communication with Perth, Wembley and Bayswater Police Stations, to coordinate responses to homelessness and community safety issues.
	18.2 - Support the implementation of alcohol and or smoke free environments including festivals, events, activities and or clubs.	**On Track**	• **Festival and Event Sponsorship/Funding Agreement.** Public Health considerations included in new Agreement for event organisers to provide healthier food and drink options, low and no alcoholic beverage options, smoke and vape free events, support smart travel initiatives and provide sunshade and sunscreen.
	18.3 - Incorporate public health principles into applications involving the sale and supply of alcohol.	**On Track**	• **Liquor Licence Objection.** The City submitted an objection to the Director of Liquor Licencing for a proposed Liquor Store. Used Public Health considerations to object to the store including the density, size and location of a venue.

Priority Area	Deliverable	Status	What have we achieved?
Emergency Management	19.1 - Lead the development of innovative approaches to care for the health and wellbeing of the community when responding to and recovering from emergencies.	**On Track**	• **Western Central Local Emergency Management Committee.** The City is part of the committee which focuses on Local Governments role in local recovery management in the case of a disaster and identifying risks that may contribute to such emergencies. • **In-House Emergency Management Plan.** A three-year plan developed for Emergency Management focussing on training, equipment, reviewing documents and risk assessment. • **AWARE funding Grant, Emergency Risk Register.** To develop an Emergency Risk register that will identify major hazards detrimental to the community. The project will be followed up with risk treatment management in partnership with the rest of the Emergency Management Committee. • **Department of Communities Local Emergency Welfare Plan**. The City has nominated a series of facilities that may be used as welfare or evacuation centres for the Perth and Fremantle Regions. Memorandum of Understanding between 8 local governments ensures welfare centres and other recovery resources will be shared if the impact of an emergency event exceeds the capacity of the local government. • **Emergency Incident Response.** The City's Environmental Health Officers, Building Surveyors and Development Compliance Officers have coordinated to responded to at least 3 major structure fire incidents. Environmental and public health risks existed on each occasion, which included asbestos, putrescible waste, wastewater, and structural deficiencies. The Officers used their technical expertise and high-level customer engagement techniques to respond in with efficiency and empathy, with the most important outcome to reduce the risk to people and property.
Screening and Immunisation	20.1 - Promote screening and immunisation campaigns to local residents around childhood immunisations, flu vaccination and screening (e.g. cervical cancer).	**On Track**	• **Social media promotion.** Screening and immunisations campaigns promoted via City's social media channels. • **Immunisation Program**. Implemented the Immunisation Program for selected City staff based on their role and responsibilities including providing staff with Hep A+B and tetanus vaccination.

9.7 CONCRETE BATCHING PLANTS RELOCATION PLAN

Attachments:

1. **Relocation of Concrete Batching Plants from Claisebrook - Letter from Mayor to Minister**
2. **No. 1 Linwood Court, Osborne Park - Zoning and Aerial Plan**
3. **Batching Plants and Operations Depot - Location Plan**
4. **Crown Reserve 29320 - Proposed Operations Depot Location Plan**
5. **Letter from Minister for Lands - Management Order Crown Reserve 29320 - Confidential**

RECOMMENDATION:

That Council:

1. ENDORSES the Relocation of the two concrete batching plants from the City of Vincent as per Attachment 1;

2. AUTHORISES the Chief Executive Officer to:

2.1 accept a Management Order of Crown Reserve 29320, Mount Claremont for the relocation of the City of Vincent's Depot operations;

2.2 progress development of a Heads of Agreement with Hanson Australia Pty Ltd that is non-binding in relation to the relocation of Hanson's operations to No. 1 Linwood Court, Osborne Park;

2.3 sign a Development Application as landowner of No. 1 Linwood Court, Osborne Park on an Application for Development Approval to the City of Stirling for the relocation of Hanson's Claisebrook Concrete Batching Plant to No. 1 Linwood Court, Osborne Park;

2.4 obtain any required valuations of No. 1 Linwood Court, Osborne Park; and

2.5 prepare a Business Plan that addresses sections 3.58 and 3.59 of the *Local Government Act 1995* in relation to the relocation of Hanson's Claisebrook operations to No. 1 Linwood Court, Osborne Park and the relocation of the City's Depot operations to Crown Reserve 29320, Mount Claremont; and

3. NOTES that:

3.1 the Heads of Agreement key terms, along with a Business Plan, setting out Hanson's relocation of the City's depot operations to Mount Claremont and the relocation of their Claisebrook operations to the City's current depot site in Osborne Park would be presented to Council in the future for approval:

3.1.1 To determine the key terms of the non-binding Heads of Agreement with Hanson Australia Pty Ltd; and

3.1.2 To approve public notice and in due course thereafter consider submissions on that Business Plan before Council then decides whether or not to dispose of the land for the purposes of section 3.58 (if required) and enter into a major land transaction for the purposes of section 3.59 of the *Local Government Act 1995*;

3.2 Hanson Australia Pty Ltd has indicated that they are applying to the State Government for development approval so they can continue their operations in Claisebrook while they implement the above relocation plan in the shortest period possible. The Western Australian Planning Commission would be the decision maker on this application and the community and City of Vincent would have the opportunity to comment as part of the State Government's process; and

3.3 Holcim (Australia) Pty Ltd has received development approval to relocate from Claisebrook to an existing Holcim site in Welshpool but construction has not commenced and the company has advised it is also applying to the State Government for development approval so they can continue their operations in Claisebrook. The Western Australian Planning Commission would be the decision maker on this application and the community and City of Vincent would have the opportunity to comment as part of the State Government's process.

4. AGREES not to object to the shortest possible extension to Hanson's current planning approval in order to undertake a smooth and orderly relocation of its operations to No. 1 Linwood Court, Osborne Park based on the regional importance of facilitating a high-density mixed-used transit oriented development on its Claisebrook land in line with the City's local Planning Scheme and North Claisebrook Planning Framework (see Attachment 1 – Letter to Planning Minister).

5. OBJECTS in the strongest possible terms to any extension to Holcim's planning approval in Claisebrook as there is no legal, planning nor economic justification which would meet the threshold set by the State Government for the WAPC to consider this development application under its extraordinary planning powers and override the City's approved local planning scheme and local planning framework.

6. AUTHRORISES the Chief Executive Officer to enter into non-binding discussions with Holcim (Australia) Pty Ltd regarding the purchase of No.120 Claisebrook road, Claisebrook to facilitate a high-density mixed-used transit oriented development in accordance with the North Claisebrook Planning Framework.

PURPOSE OF REPORT:

To:

1. Consider the Minister for Lands offer to the City of Vincent for a Management Order over No. 11 John Xxiii Ave, Mount Claremont (Crown Reserve 29320) once Western Power decommission their depot operation on that site and relinquish their management order (expected to be 30 June 2024);

2. Consider Hanson Australia Pty Ltd proposal to relocate the City's depot operations at No.1 Linwood Court, Osborne Park to No.11 John Xxiii Ave, Mount Claremont, relocate their Claisebrook Batching Plant to the City's No.1 Linwood Court, Osborne Park property and seek an extension from the State Government for the shortest period possible to facilitate the relocation;

3. Note that Holcim (Australia) Pty Ltd has already received planning approval to relocate to an alternate Holcim site in Welshpool and should cease operations in Claisebrook on 30 June 2024 but have advised of their intention to lodge an application with the State Government to continue their operations in Claisebrook for a further seven years; and

4. Note the Mayor's letter to the Minister for Planning, included in **Attachment 1**, setting out that these development applications could only be considered by the State Government if they facilitated the immediate relocation and decommission of the concrete batching plants and decontamination and redevelopment of these sites for high density mixed use, in line with the vision endorsed by the Minister for Planning in the City of Vincent's Local Planning Scheme No.2.

BACKGROUND:

The Hanson Australia Pty Ltd (Hanson) and Holcim (Australia) Pty Ltd (Holcim) Concrete Batching Plants have operated at No.71 Edward Street and No.120 Claisebrook Road Claisebrook respectively since the early 2000's. The structures located on these sites were permanently approved in the early 2000's but the use of the sites as concrete batching plants have only ever held time limited approvals. These time limited approvals were applied in recognition of the future vision of the area as a high density mixed use community and transit orientated development. The current time-limited approvals for the two sites, granted by the former Minister for Planning, are scheduled to expire on 30 June 2024.

Prior to the former Minister for Planning granting these development approval, the City of Vincent's Local Planning Scheme No. 2 (LPS2) was approved by the then Acting Minister for Planning in 2018. The new Scheme essentially prohibits the concrete batching plants use after 30 June 2024 and rezoned the sites and surrounding area to high density Mixed Use, signifying the intent for these sites to be redeveloped to facilitate a transit orientated development adjoining the East Perth and Claisebrook METRONET Stations.

The current planning approvals do not require the structures on the sites to be decommissioned and removed, or for the sites to be decontaminated and redevelopment for high density mixed use purposed. This means that when the approvals end, the use is required to cease but the structures would likely not be required to be removed.

Following these decisions, the State Government initiated a Working Group to identify alternative locations for the relocation of these batching plants.

The Working Group identified the City of Vincent's Depot site at No. 1 Linwood Court, Osborne Park, as one of the suitable locations for the relocation.

DETAILS:

Current situation

The City of Vincent owns No. 1 Linwood Court, Osborne Park in freehold. The site is located within the City of Stirling and is zoned Industry under the City of Stirling Local Planning Scheme No. 3 with a portion along the eastern boundary reserved Primary Regional Road under the Metropolitan Region Scheme as shown in **Attachment 2**. The site is approximately 12,800 square metres. The Concrete Batching Plants would fall within the definition of 'General Industrial' under the City of Stirling Local Planning Scheme and would be a 'P' Permissible use.

Both Hanson and Holcim were consulted on the potential to relocate to the City's Depot site given its suitable location and zoning.

Holcim did not express interest in the City's depot site but did pursue an expansion and upgrade of its Welshpool site, which now has development approval.

Hanson immediately expressed a keen interest in the relocation proposal and engaged constructively and actively with Administration on a potential relocation proposal. Hanson were asked to find a suitable location for the City's depot operation to relocate to and engaged property advisors to find suitable locations. Unfortunately a site suitable to the City of Vincent's needs were not found until Western Power's Mount Claremont Depot site was identified in mid 2023.

In a letter dated 12 October 2023, the Minister for Lands, Hon. John Carey MLA, expressed willingness to grant the City of Vincent a Management Order over the Western Power depot site in Mount Claremont to use as its new depot site once Western Power's Management Order had been relinquished, currently scheduled for 30 June 2024.

The City has investigated the Mount Claremont depot site for use as its new depot, and found it to be a suitable site that would provide additional operational advantages, including:

1. The close proximity of the Mount Claremont site to the West Metro Recycling Centre (WMRC) site, at which the City currently processes its waste; and

2. The future co-location of other inner-city local government depot sites to the Mount Claremont site, which could allow for sharing of facilities and associated operational cost savings.

Hanson is now seeking agreement from the City of Vincent to relocate the City of Vincent's depot to this Mount Claremont site and then relocate their Claisebrook concrete batching plant to the City's depot site in Osborne Park. Hanson has also indicated that they are seeking a seven year extension from the State Government to facilitate this relocation process.

Holcim has received planning approval to expand and upgrade an existing Holcim batching plant in Welshpool to increase production to offset the loss from the closure of its Claisebrook site on 20 June 2024.

Holcim Australia has advised it has still not received authorisation from its global head office in Zurich, Switzerland to commence construction of the Welshpool plant upgrade and would be pursuing a seven year extension from the State Government to continue operating in Claisebrook.

Currently, the Significant Development pathway, outlined in the *Planning and Development Act 2005*, allows for the WAPC to consider applications that depart from an approved Local Planning Scheme.

Next steps

Hanson's relocation proposal involves seeking the decommissioning of the Claisebrook site's batching plant, decontamination of the land, and its redevelopment or sale for high-density mixed-use purposes, to prevent future batching plant activities. They also commit to paying for the City's relocation costs to move to the Mount Claremont depot site. It is recommended that a short term development approval that required Hanson's Claisebrook concrete batching plant to be relocated and the site to be decommissioned, decontaminated and redeveloped for high density mixed use purposed could be supported by the City, provide these outcomes were guaranteed for the community in the shortest period possible.

Currently, though the use of the site as a concrete batching plant must cease on 30 June 2024, the structures are not required to be removed and the site is not required to be decontaminated and redeveloped as high-density mixed-use. This would allow the land to be banked with the site becoming derelict, remaining unsightly and potentially providing for the future reopening of the plants.

The proposal is contingent on the City of Vincent's Depot site relocating to Western Power's Mount Claremont location.

With Hanson indicating its interest in relocating to the City's existing operations depot and an alternate site for the City's relocation having been identified (Mount Claremont) Council must now consider its approach.

1. To facilitate the relocation of the Hanson Batching Plant to the Osborne Park site, Hanson would need to first obtain Development Approval from the City of Stirling. As this application relates to the City's land, consent is sought from Council for the CEO to sign the Development Application form as landowner.

2. Should approval be granted for the development, the City would need to relocate its Depot operations. The costs associated with this relocation would be paid for by Hanson. Consent is sought from Council for the CEO to accept a Management Agreement for Crown Reserve 29320 land within Mount Claremont currently occupied by the Western Power depot.

3. In order for Hanson to relocate to the City's Operations Depot and for the City's operations depot to relocate to Mount Claremont the City must prepare a non-binding heads of agreement to set out the key commercial terms between the City and Hanson with respect to the Transaction. The City will then prepare a business plan which outlines the transaction.

4. Once prepared the Heads of Agreement key terms and the Business Plan would be presented to Council for approval to advertise and to invite submissions and in due course consider those public submissions on that Business Plan before Council then considers whether to enter into a major land transaction under sections 3.58 and 3.59 of the *Local Government Act 1995*.

The City understands that the proposed extension of the Holcim concrete batching plant in Claisebrook does not involve a similar decommissioning of their operations or decontamination and redevelopment of the site to ensure a high density mixed use outcome.

It is recommended that any application that simply seeks a further extension to their operations, similar to those previous, not be supported.

Only a clear relocation of the use, decommissioning of the plants and decontamination and redevelopment of the sites in the shortest period possible should be entertained by the State Government.

Part 11B of the proposed *Planning and Development Amendment Bill 2023* would provide a tailored assessment pathway directly to the Western Australian Planning Commission (WAPC) for complex and significant development proposals.

The pathway is intended for development valued at:

- $20 million or more in the case of a development for which the Perth Metropolitan or Peel region scheme applies; or

- $5 million or more in other parts of the state.

Other projects that are authorised by the Premier on the advice of the Minister for entry into the pathway by the Premier, in accordance with the Section171M of the Amendment Bill.

There is no apparent justification for any stand-alone extensions which would meet the threshold of being considered a matter of State or regional importance as envisaged under proposed Part 11B.

An extension of the status quo provides no new investment, no new jobs, no new housing, no additional economic activity to the region nor the State.

The relocation of both plants to zoned industrial areas would result in some additional new foreign investment by two multinational companies in modern, more environmentally friendly plant and equipment which does not negatively impact residents through noise and dust pollution.

The City of Vincent does consider the revitalisation of North Claisebrook a matter of regional importance. This can only occur if the batching plants are relocated. The attached letter to the Minister outlines this justification as per the criteria proposed under Part 11B.

If any extensions to the planning approvals were to be contemplated, the City of Vincent would be requesting the WAPC impose conditions to those approvals which ensured the sites were redeveloped as high-density mixed-use development in accordance with the scheme and the State Government's priority of providing housing diversity in prime transit oriented development locations.

One option would be for the City of Vincent, the State Government or a property developer to acquire the Holcim site to facilitate to this outcome. Administration is seeking Council approval for the CEO to enter into non-binding discussions with Holcim on this possibility. This would then enable the City to facilitate a high-density mixed-use TOD outcome on this site.

The City of Vincent would not support any carte blanche extension to Holcim's planning approval for its operations in Claisebrook.

Holcim has sought and received planning approval for an expansion of its operations in Welshpool.

Holcim has had sufficient time and has the global resources to complete this upgrade/expansion without further delay.

As of November 2023, Holcim Group had a market cap of $37.71 Billion. The market capitalization, commonly called market cap, is the total market value of a publicly traded company's outstanding shares and is commonly used to measure how much a company is worth.

There is no apparent threshold being met under the proposed Part 11B criteria for a further extension/delay being considered a matter of State or regional importance.

The global and Australian concrete industry is very competitive with several multinational and Australian companies competing for market share.

By market size, measured by revenue, the Concrete Product Manufacturing industry was $3.5 billion in 2022.

A key issue for the industry is high competition from many foreign and domestic players.

IBISWorld notes that competition is based on a combination of product differentiation, availability and price.

Manufacturers compete on the national level through their capacity to distribute through a network of regional branches and depots.

A small number of prominent manufacturers dominate the Australian industry's production.

The four largest manufacturers contribute 56.4% of industry revenue.

These include James Hardie Industries, CSR Limited, Holcim Australia and Brickworks.

Competition is higher among smaller industry players.

It is inconceivable that in such a competitive market there would be any gap in the overall concrete industry output in Perth through the relocation of both plants from their current lowest and worst land use in a prime mixed use TOD area in Claisebrook to appropriately zoned industrial areas.

This competitive global concrete industry would respond immediately to fill any production shortfall forecast by the Holcim from relocating its Claisebrook plant. Holcim could also deploy mobile batching plants for an interim period in appropriately zoned sites while it upgraded its Welshpool site.

It would be extraordinary if the State Government could contemplate exercising COVID era planning powers to benefit multinational concrete companies seeking to override proper and orderly local planning at the expense of their Australian and Western Australian competitors which abide by the planning system and respect the communities in which they seek to operate.

It would be extraordinary to contemplate the private commercial consideration of Holcim seeking to maintain its high Australian market share within a competitive domestic concrete industry by retaining a non-conforming planning approval which negatively impacts adjacent residents through dust and noise and sterilises a strategic urban redevelopment precinct to meet any threshold close to being of State or regional importance.

CONSULTATION/ADVERTISING:

Following development of the Heads of Agreement, the Head of Agreement key terms and a Business Plan in relation to the major land transaction described in the Heads of Agreement, would be presented to Council for approval to commence state-wide consultation on the Business Plan.

The results of the State-wide invitation for comment on the Business Plan would then be presented to Council for consideration of whether to proceed with the major land transaction for the redevelopment of the sites.

The Business Plan would be prepared to comply with both:

- S3.59 of the *Local Government Act 1995*; and
- Regulation 30(2a)(c) of the *Local Government (Functions and General) Regulations 1996* (Regs) - thereby avoiding the need to undertake a separate process under s3.58 of the *Local Government Act* in relation to the disposal of the land.
- But if there is a risk of unforeseen delays, then a separate s3.58 process may be run concurrently with the s3.59 process. This will not add any additional time to the process but will give the City more flexibility.

The state-wide public notice must be undertaken for a period of six weeks and state that the local government proposes to commence the major land transaction described in the notice or into a land transaction that is preparatory to that major land transaction. A copy of the business plan would be required to be available to be inspected or obtained at the City's Administration Building, as outlined in the notice as well as being published in the City's website.

LEGAL/POLICY:

Local Government Act 1995

Administration will comply with the requirements of s3.59.

S3.59(2) which states that 'a local government is to prepare a business plan' and invite and consider public submissions on that business plan before it enters into a major land transaction or enters into a land transaction that is preparatory to entry into a major land transaction.

The business plan can be prepared by the City.

The City has not commenced the process under s3.59.

Administration will also comply with the requirements of s3.58, if required. S3.58 requires a disposal of land and certain related information to be advertised for 2 weeks.

The reason we state "if required" is because compliance with S3.58 is not required if:

1. certain additional information is included in the s3.59 business plan; and

2. the land is disposed of within 6 month of first advertising that business plan.

If there is a risk that the land will not be disposed of within 6 month of first advertising that business plan then s3.58 compliance will be required irrespective of the wording in the business plan.

RISK MANAGEMENT IMPLICATIONS

Medium: It is medium risk for Council to authorise the Chief Executive Officer to progress a Heads of Agreement in relation to the proposal. This would be a non-binding agreement, and no decision or commitment has been made by Council to sell or redevelop the land, as per s3.58 and s3.59 of the *Local Government Act 1995*. Planning applications for concrete batching plants are contentious.

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.

Connected and Healthy Community

We protect, improve and promote public health and wellbeing within Vincent.

Thriving Places

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

Sensitive Design

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

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 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 and signing a Heads of Agreement would be met through the City's existing operational budget. We would seek reimbursement of some or all of these costs from Hanson.

Alison Xamon MAYOR
T: (08) 9273 6503
E: Alison.Xamon@vincent.wa.gov.au

CITY OF VINCENT

7 November 2023

Hon. John Carey MLA
Minister for Planning; Lands; Housing; Homelessness
11th Floor Dumas House
2 Havelock Street
WEST PERTH WA 6005

Email: Minister.Carey@dpc.wa.gov.au

Dear Minister,

RELOCATION OF CONCRETE BATCHING PLANTS IN CLAISEBROOK

I am writing to express Council and our community's great disappointment that the two concrete batching plants in Claisebrook have still not finalised their permanent relocation in line with the expiry of their planning approval on 30 June 2024.

The ongoing industrial operations of these two batching plants in a residential area continues to impact the health and amenity of the community through high levels of dust and noise from the constant heavy truck movements. The urgent relocation of these two plants in line with the imminent expiry of their planning approvals will be a relief to both long standing and new residents who have been promised an end to this historical planning anomaly which allowed industrial batching plants to operate in a mixed-use area.

The City of Vincent also considers the decommissioning, decontamination and demolition of these plants is a matter of regional importance which would enable high-density mixed-use development immediately adjoining the Claisebrook Train Station.

Relocation of these two batching plants would facilitate the complete redevelopment and delivery of a Transit Orientated Development (TOD) immediately adjacent to the CBD. This would deliver housing for essential workers and students in the CBD including Royal Perth Hospital, Edith Cowan University and the new East Perth Primary School.

The City of Vincent's Local Planning Strategy and Local Planning Scheme No. 2 designates the Claisebrook batching plant sites and surrounding area high-density mixed-use. In October 2018, the Minister of Planning Rita Saffioti granted an additional 5 years development approval for the two sites expiring 30 June 2024.

There is no planning nor economic justification to allow these two batching plants operations to continue to sterilise a strategic urban redevelopment site.

The 30 June 2024 expiry date has provided certainty to the local community, property investors and the operators of the concrete batching plants that North Claisebrook will be revitalised as a high-density mixed-use TOD. North Claisebrook is serviced by both Claisebrook Station and East Perth Station providing links to the CBD, Perth Airport, Optus Stadium and HBF Park. East Perth Station is also the primary terminal for train and bus routes servicing regional WA.

Administration & Civic Centre
244 Vincent Street (Cnr Loftus),
Leederville, Western Australia 6007

PO Box 82,
Leederville WA 6902

T: (08) 9273 6000
W: www.vincent.wa.gov.au

I would like to highlight the key issues which make the relocation of these two plants a matter of strategic and regional importance:

- **The urban redevelopment of North Claisebrook would deliver major new housing adjacent to the CBD with significant community and affordable housing opportunities.**
    - The batching plant subject sites are zoned Mixed Use and coded R160 under the City of Vincent Local Planning Scheme No. 2 (gazetted on 16 May 2018). Land in the surrounding area is also zoned Mixed Use and coded R100 under the local scheme and provide for increased dwelling density and diversity; intensity of land use mix; employment opportunities and leisure activities in close proximity to major public transport and road infrastructure; and the Perth CBD.
    - The North Claisebrook Planning Framework proposes new development in this area up to 23 storeys in height. This would facilitate a wide range of affordable dwelling typologies in the inner city with high amenity and employment levels.
- **The relocation of the batching plants and redevelopment of this area aligns with the State Government's strategic direction and strategic outcomes identified in numerous State policies, plans or strategies including:**
    - Perth and Peel @3.5m; Metronet; Foundations for a Better Tomorrow (State Infrastructure Strategy); WA Housing Strategy 2020-2030; and State Planning Policy 4.2 Activity Centres.
    - The urban regeneration of North Claisebrook complements the redevelopment of the East Perth Power Station site and densification in East Perth. The existing zoning and built form controls will enable the precinct to be home to a both a substantial residential population and a wide variety of commercial businesses.
- **The relocation of the batching plants will enable the revitalisation of North Claisebrook with the most sustainable and highest and best use of the land according to the general principles of the State Planning Framework.**
- **The mixed-use, high-density redevelopment of the area will support the economic well-being of the region and create additional local employment opportunities.**

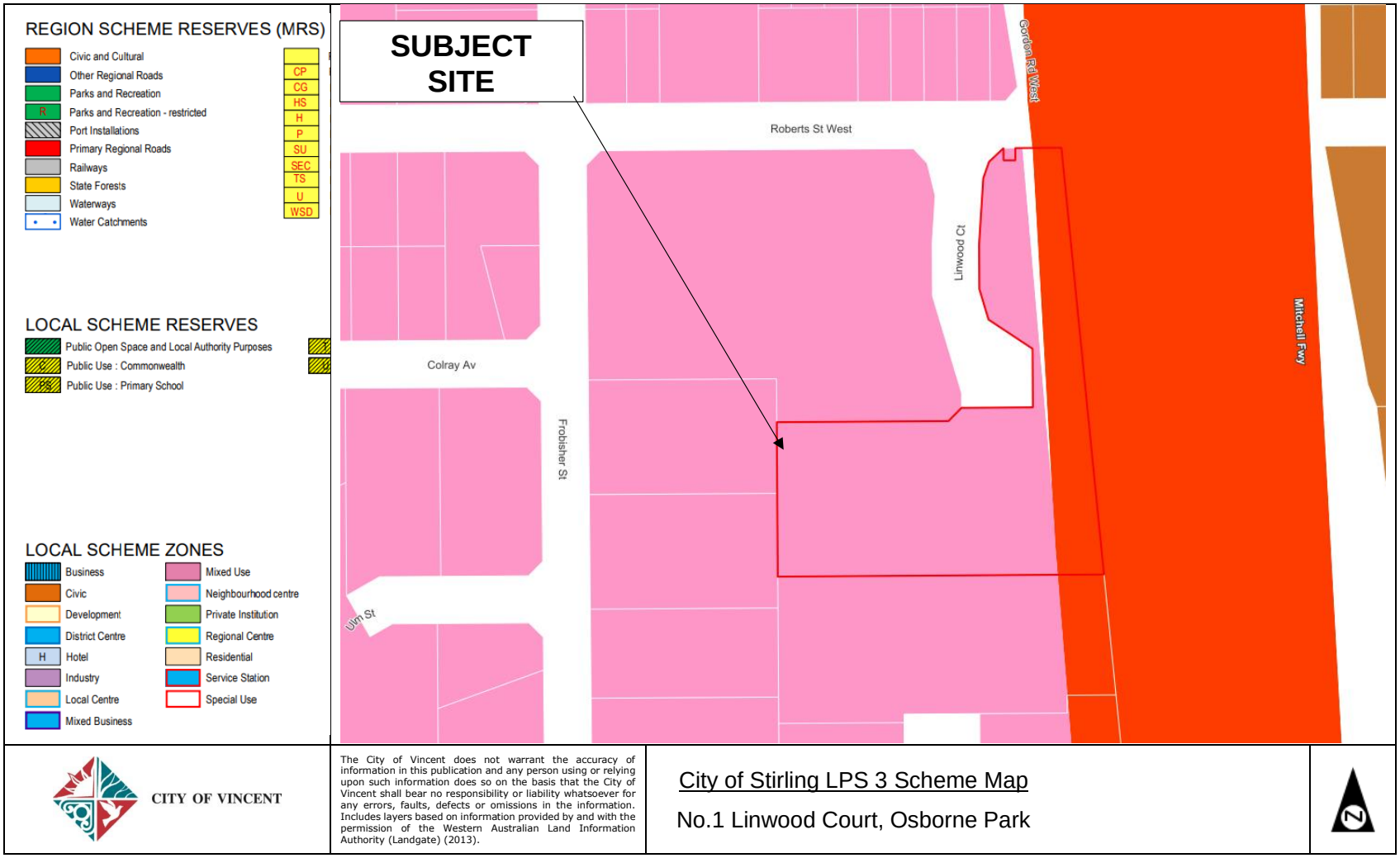
No overall economic output nor employment will be lost from metropolitan Perth through re-locating the two batching plant sites to appropriate zoned industrial areas. But their ongoing operations will continue to prevent investment into the area to achieve the mixed-use high-density TOD vision outlined above. It is not tenable to enable the two industrial plants to indefinitely sterilise such a strategic urban regeneration site for Central Perth.

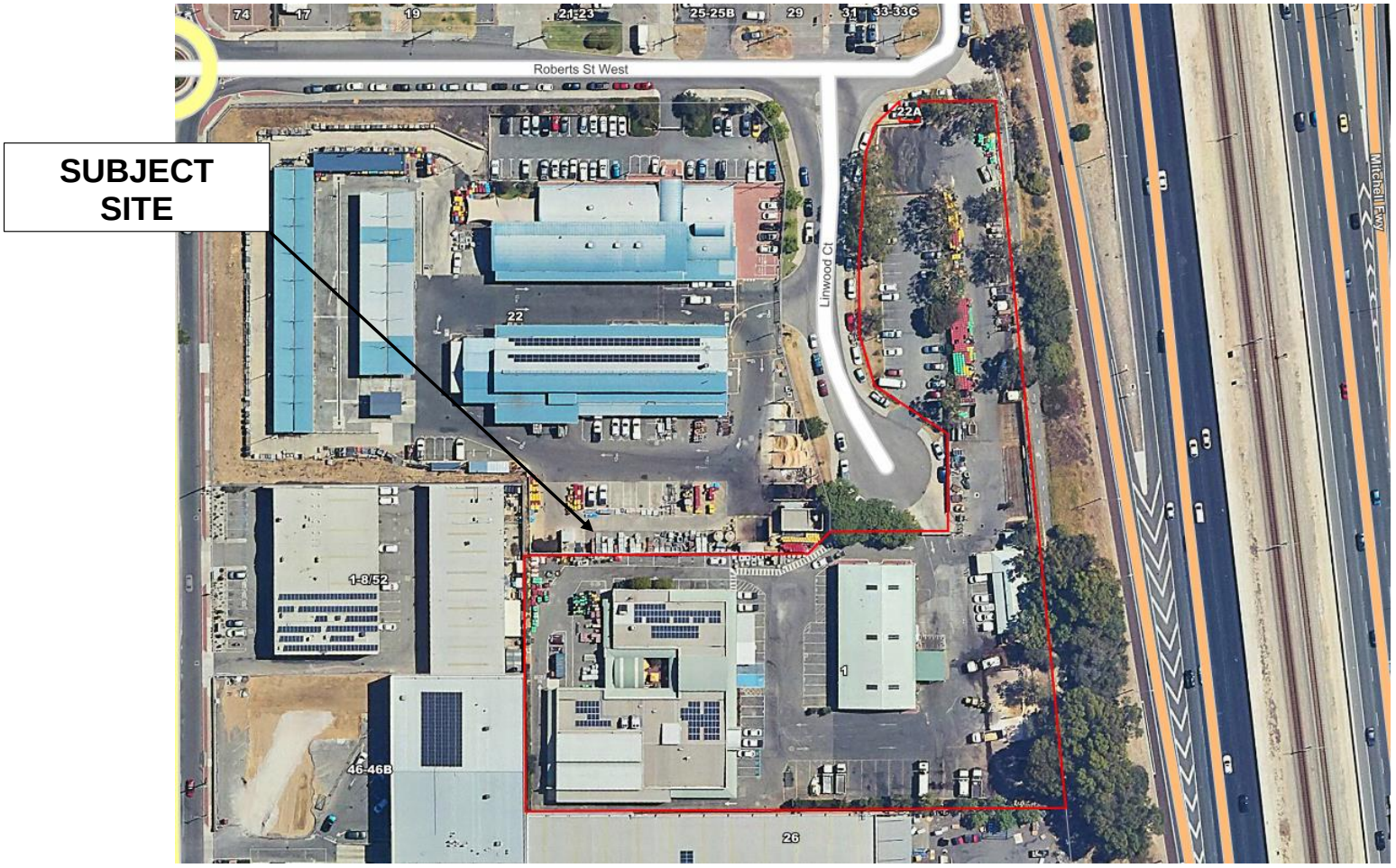
The City of Vincent and our community are seeking your support to ensure the swift relocation of the two batching plants to enable the highest and best use of this land consistent with orderly and proper planning.

Yours sincerely,

Alison Xamon
MAYOR

cc. Hon Roger Cook, Premier of Western Australia
Email: wa-government@dpc.wa.gov.au

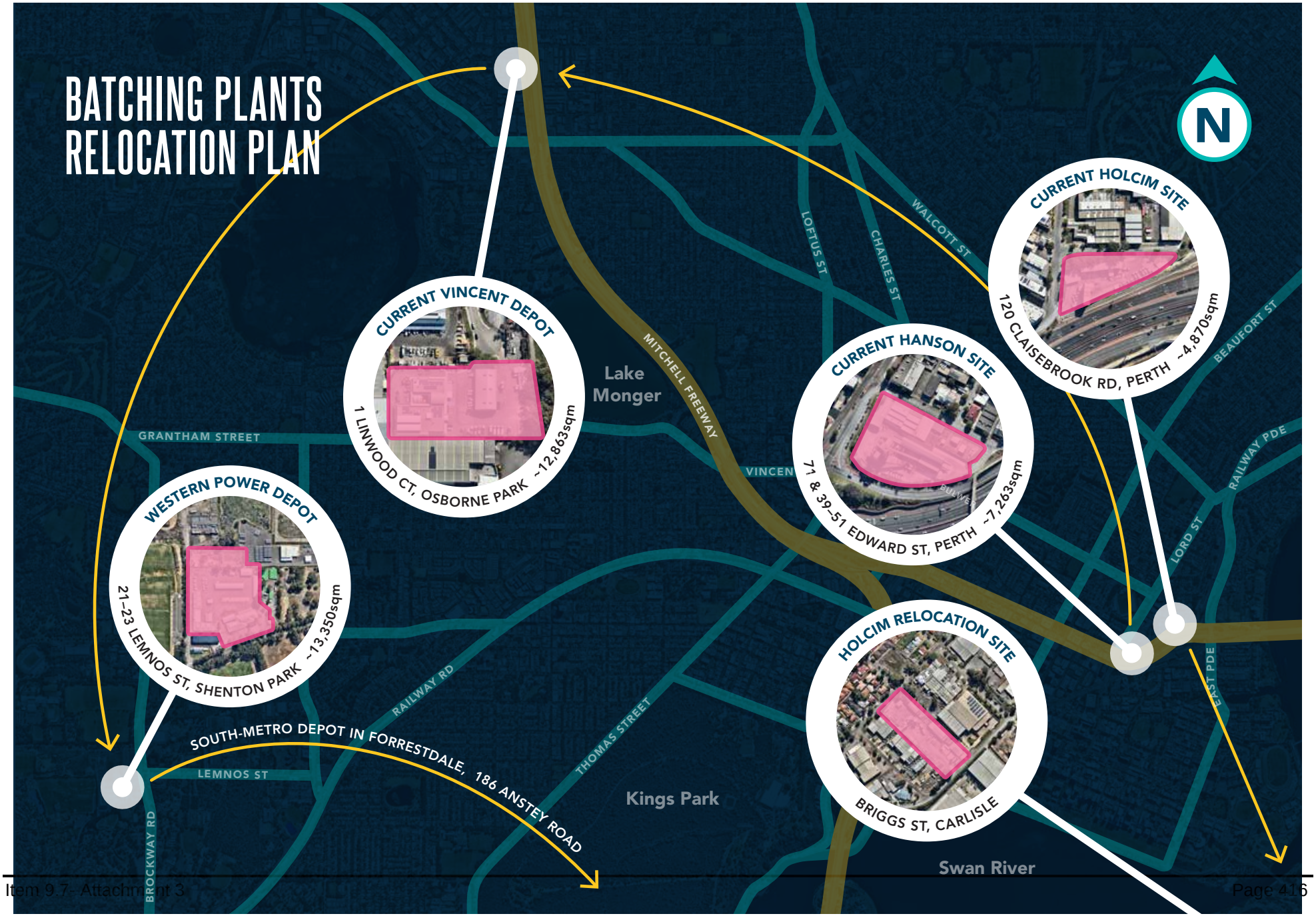

REGION SCHEME RESERVES (MRS)
Civic and Cultural
Other Regional Roads
Parks and Recreation
Parks and Recreation - restricted
Port Installations
Primary Regional Roads
Railways
State Forests
Waterways
Water Catchments
CP
CG
HS
H
P
SU
SEC
TS
U
WSD
LOCAL SCHEME RESERVES
Public Open Space and Local Authority Purposes
Public Use : Commonwealth
Public Use : Primary School
LOCAL SCHEME ZONES
Business
Civic
Development
District Centre
Hotel
Industry
Local Centre
Mixed Business
Mixed Use
Neighbourhood centre
Private Institution
Regional Centre
Residential
Service Station
Special Use
SUBJECT SITE
Roberts St West
Gordon Rd West
Linwood Ct
Mitchell Fwy
Colray Av
Frobisher St
Ulm St
CITY OF VINCENT
The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Includes layers based on information provided by and with the permission of the Western Australian Land Information Authority (Landgate) (2013).
City of Stirling LPS 3 Scheme Map
No.1 Linwood Court, Osborne Park
N



CITY OF VINCENT

The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Includes layers based on information provided by and with the permission of the Western Australian Land Information Authority (Landgate) (2013).

No. 1 Linwood Court, Osborne Park


BATCHING PLANTS
RELOCATION PLAN
N
CURRENT VINCENT DEPOT
1 LINWOOD CT, OSBORNE PARK ~12,863sqm
CURRENT HOLCIM SITE
120 CLAISEBROOK RD, PERTH ~4,870sqm
CURRENT HANSON SITE
71 & 39–51 EDWARD ST, PERTH ~7,263sqm
WESTERN POWER DEPOT
21–23 LEMNOS ST, SHENTON PARK ~13,350sqm
HOLCIM RELOCATION SITE
BRIGGS ST, CARLISLE
SOUTH-METRO DEPOT IN FORRESTDALE, 186 ANSTEY ROAD
Lake Monger
Kings Park
Swan River
MITCHELL FREEWAY
WALCOTT ST
LOFTUS ST
CHARLES ST
BEAUFORT ST
RAILWAY PDE
LORD ST
EAST PDE
GRANTHAM STREET
RAILWAY RD
THOMAS STREET
LEMNOS ST
BROCKWAY RD

NEDLANDS
WP
LEMNOS ST
SUBIACO
BROCKWAY RD
PTA
TOC
WP
CITY OF VINCENT
~18,152 SQM
SUBIACO
POLICE
WP
JOHN XXIII AVE
JOHN XXIII
WESTERN POWER DEPOT
11 JOHN XXIII AVE, MT CLAREMONT
POTENTIAL CITY OF VINCENT DEPOT SITE
CURRENT CITY OF VINCENT DEPOT
1 LINWOOD CT, OSBOURNE PARK

LEMNOS ST
BROCKWAY RD
JOHN XXIII AVE
CITY OF VINCENT
~18,152 SQM
WESTERN POWER DEPOT
11 JOHN XXIII AVE, MT CLAREMONT
POTENTIAL CITY OF VINCENT DEPOT SITE
CURRENT CITY OF VINCENT DEPOT
1 LINWOOD CT, OSBOURNE PARK

9.8 OUTCOME OF PUBLIC NOTICE - PROPOSED MAJOR LAND TRANSACTION, LEEDERVILLE

Attachments:

1. **Business Plan - Leederville Car Parks Major Land Transaction**
2. **Proposed Concept and Vision - Appendix 1 of Business Plan - Leederville Car Parks Major Land Transaction**
3. **Head of Agreement Key Terms**
4. **Summary of Submissions - Administration's Comment**
5. **Proposed Additional Public Car Parks in Leederville**

RECOMMENDATION:

That Council:

1. **BY ABSOLUTE MAJORITY, having considered the submissions made, pursuant to Section 3.58 (3) of the *Local Government Act 1995*, PROCEEDS with the Major Land Transaction included in the Business Plan included in Attachments 1 and 2 in accordance with the Key Terms included in Attachment 3 and the Heads of Agreement with Hesperia Pty Ltd, pursuant to Section 3.59 (5) of the *Local Government Act 1995*, for the reason that it would improve the Leederville Town Centre, and AUTHORISES the Mayor and Chief Executive Officer to enter into, sign and seal the transaction documents;**

2. **AUTHORISES and DELEGATES to the Chief Executive Officer the performance of the City's rights, functions and obligations in any signed transaction documents in relation to the agreement that will need to be made between the City and Leederville Asset Pty Ltd as to the plans and specifications for the new multi storey car park to be constructed by Leederville Asset Pty Ltd or its builder on part of the Frame Court site;**

3. **DETERMINES that the City of Vincent Parking Local Law applies to the car park located on the northern and eastern side of No. 164 Oxford Street, Leederville (Oxford Street SIDE Car Park), between the hours of 4:00pm and 7:00am Monday to Friday and on Saturday, Sunday and Public Holidays, and is to be controlled and managed by the City of Vincent as a parking station, subject to the agreement in writing of the owners of that land and pursuant to Clause 1.5(3)(b) of that Local Law. The use of any portion of No. 629 Newcastle Street, Leederville as a public carpark (and the associated terms) are subject to final approval from the Water Corporation Executive;**

4. **DETERMINES that the City of Vincent Parking Local Law applies to the car park located at No. 629 Newcastle Street, Leederville and No. 40 Frame Court, Leederville (Newcastle Street Car Park), and is to be controlled and managed by the City of Vincent as a parking station, subject to the agreement in writing of the owners of that land and pursuant to Clause 1.5(3)(b) of that Local Law;**

5. **AUTHORISES and DELEGATES to the Chief Executive Officer the authority to negotiate and approve agreements between the City of Vincent and the owners for the care, control and management of the Newcastle Street Car Park subject to the following:**

    5.1 **The distribution of parking ticket revenue being split after expenses once the City of Vincent has fully recouped the cost of constructing the parking station on that owner's land, until which time all revenue to be retained exclusively by the City of Vincent;**

    5.2 **Revenue from infringements and any other penalties issued at the Newcastle Street Car Park to be retained exclusively by the City;**

    5.3 **Specified costs including the construction of the car park (demolition, removal of fences, grading, surfacing, drainage and installation of a crossover, landscaping, line marking, lighting, signage and ticket issuing machines) and replacement of boundary fencing and associated work for No. 40 Frame Court post use as a public car park, to be funded exclusively by the City of Vincent;**

5.4 Specified costs including the maintenance and repair of the car park and crossover surface, drainage, landscaping, line marking, lighting, signage and ticket issuing machines will be split between the City and owners; and

5.5 The owners reserving the right to allow all or part of their land to be used in agreed circumstances, subject to notice being provided to the City of Vincent; and

6. NOTES that adequate funding exists in the Cash-in-Lieu of Car Parking Reserve to fund the construction of the parking stations and that funding of this project would be considered by Council as part of the Mid Year and 2023/24 Budget.

PURPOSE OF REPORT:

To consider the results of public notice on the proposed Leederville Car Parks Major Land Transaction Business Plan and whether or not to proceed with the Major Land Transaction in accordance with Sections 3.58 and 3.59 of the *Local Government Act 1995*.

BACKGROUND:

Leederville Precinct Structure Plan

Leederville is identified as a Secondary Centre in accordance with the Western Australian Planning Commission's (WAPC) State Planning Policy 4.2 – Activity Centres for Perth and Peel (SPP 4.2). In accordance with SPP 4.2, the City has prepared the Leederville Precinct Structure Plan (LPSP) which will replace the Leederville Masterplan and guide future development within the locality.

Prior to being drafted, the LPSP was subject to significant research and public consultation through the 'Design Leederville' community consultation campaign in late 2019. A draft plan was then prepared and community consultation on this plan was conducted in 2021.

At its meeting on 14 September 2021, Council recommended that the WAPC approve the LPSP subject to modifications.

Under the LPSP The Avenue and Frame Court Car Parks would be zoned Mixed Use R-AC0 and are earmarked as Key Development Sites. The LPSP provides further guidance for the two landholdings as follows:

The Avenue Car Park

The site is situated within the Cityscape precinct, which is described as:

- A place with mixed uses that complement each other.
- The location for long-term development outcomes.
- The place where landmark development shapes the Leederville skyline.
- Designed to encourage public transport usage.
- A showcase for sustainability and reuse.
- A higher density mixed-use and residential area.
- A key contributor to the success of the Village.

This identifies an acceptable height standard of 18 storeys, which could increase to a maximum height of 23 storeys subject to bonus criteria being met.

Frame Court Car Park

The site is situated within the Urban Frame Type A precinct, which is described as:

- A mixed use area.
- Carefully designed to avoid impacts on existing neighbours.
- An attractive and safe entry point to the core of Leederville for pedestrian, cyclists and vehicles.
- Well-landscaped with lots of shade, green spaces and places to relax.

This identifies an acceptable height standard of 10 storeys, which could increase to a maximum height of 14 storeys subject to bonus criteria being met.

The LPSP is required to be approved by the WAPC before it becomes operational.

Redevelopment Proposals, Leederville Car Parks

At its Meeting on 14 December 2021, Council approved the Chief Executive Officer to commence an expression of interest process for the redevelopment of the City's major landholdings in Leederville, being The Avenue Car Park and Frame Court Car Park.

At its Meeting on 21 June 2022, Council approved the stage one materials, including the selection criteria to be used to assess all proposals.

An evaluation panel was established who assessed the submissions against Council's selection criteria. The panel comprised of six voting members including:

- One representative from DevelopmentWA who has significant experience in assessing submissions of a similar nature and scale;
- Two representatives from the City's Design Review Panel who have extensive design and built form expertise; and
- Three representatives from Administration who have the appropriate land, legal, planning and development knowledge and skills.

The evaluation panel was advised by an external independent probity advisor, Administration's Procurement and Contracts Officer as well as two subject matter experts from Cygnet West.

Eight submissions were received throughout the stage one advertising period from 27 June 2022 to 8 August 2022. Following an assessment of each submission by the evaluation panel, Council, at its 18 October 2022 meeting, shortlisted the three submissions who received the highest score against the selection criteria. At this Meeting, Council requested the Chief Executive Officer present a report to Council to determine the additional information required from the shortlisted proposals.

The draft Stage 2 Request for Detailed Proposals was approved by Council at its Meeting on 13 December 2022. Shortlisted proponents were invited to submit detailed proposals from 14 December 2022 to 28 February 2023. The evaluation panel recommended that the preferred proponent's proposal (Hesperia Property Pty Ltd's) be progressed, for the following reasons:

- Compliance with the submission requirements;
- Addressed all essential, non-weighted selection criteria and key commercial terms;
- Addressed all Stage 2 Request for Detailed Proposals items; and
- Ranked highest in the evaluation panel's assessment of the qualitative selection criteria.

At its Meeting on 9 May 2023, Council endorsed Hesperia Property Pty Ltd as the preferred proponent and requested the Chief Executive Officer progress the development of a Heads of Agreement with Hesperia Property Pty Ltd in relation to their proposal. Council also requested the Chief Executive Officer prepare a Business Plan under section 3.59 of the *Local Government Act 1995* in relation to the major land transactions relating to Hesperia Property Pty Ltd's proposal.

At its meeting of 25 July 2023 Council approved the Leederville Car Parks Major Land Transaction Business Plan for public notice. The Business Plan is included as **Attachment 1** and Hesperia's Proposed Concept and Vision, which was appended to the Business Plan, is included at **Attachment 2**. At that same meeting Council also authorised the CEO to execute a Heads of Agreement with Hesperia Property Pty Ltd that sets out the non-binding terms of the proposed Major Land Transaction, if Council determines to proceed with that transaction following its consideration of the responses received through the public notice process. The Key Terms of the Heads of Agreement endorsed by Council are included in **Confidential Attachment 3**.

The City engaged Cygnet West to provide commercial advice, Jackson McDonald to provide legal advice and Stantons to provide independent probity advice throughout the entire process.

DETAILS:

The Leederville Car Parks Major Land Transaction Business Plan (Business Plan) outlines the request for redevelopment proposals process undertaken to date and covers the following elements of the proposal as prescribed in S3.59 of the *Local Government Act*:

- expected effect on the provision of facilities and services by the local government and other persons providing facilities and services in the district;
- expected financial effect on the local government;
- expected effect on matters referred to in the local government's current plan prepared under S5.56 of the *Local Government Act*; and
- the ability of the local government to manage the undertaking or the performance of the transaction.

Hesperia Property Pty Ltd and the City held multiple negotiation meetings to draft the Heads of Agreement.

CONSULTATION/ADVERTISING:

State-wide public notice of the Business Plan, at **Appendix 1** and **2**, occurred from 26 July 2023 to 11 September 2023 and included the following:

- A copy of the Business Plan being published on the City's website with an accompanying Imagine Vincent Page, inviting comments on the Business Plan;
- A copy of the Business Plan being made available for inspection at the City's Administration Building;
- Public notice advertisement being placed in the West Australian newspaper on Friday 28 July and Saturday 19 August 2023, inviting comments on the Business Plan;
- Public notice advertisement being placed in the Perth Voice and Perth Now on 27 and 30 July 2023 respectively, inviting comments on the Business Plan;
- Notification of the proposed Business Plan on the City's website and social media;
- Notifications in monthly and business e-newsletters; and
- Hand delivery of notification post cards to attended businesses in the Leederville Town Centre.

The community consultation achieved the following level of engagement:

- The consultation was widely reported by local and Statewide media, with coverage in 6PR, ABC, Business News, The West, Perth Now and Perth Voice. The total media reach was just under 100,000.
- The City of Vincent's the social posts received a total of 5,298 views;
- The consultation webpage on the Imagine Vincent website was visited by 1,008 participants;
- The number of visitors who spent significant time looking through the proposal on the website was 384; and
- The documents were downloaded 314 times.

A total of 200 submissions were received during the public notice period.

At least 173 submissions indicated support for the proposal.

The main issues raised through the submissions where:

- Car parking should be increased further, raised in 12 submissions.
- Management of parking and access during construction, raised in 8 submissions.
- Overall car parking should not be increased; raised in 7 submissions.
- Concerns with the designs set out in the Proposed Concept and Vision, raised in 8 submissions.
- Concerns with the community benefits proposed, raised by 4 submissions
- Protection of retained trees and ensuring delivery of proposed landscaping outcome, raised in 6 submissions.

Each of these issues are considered in the Comments section below.

A summary of the submissions received and Administration's comment on all issues raised is included in **Attachment 4**.

LEGAL/POLICY:

The proposed transaction and disposition of property is governed by sections 3.58 and 3.59 of the *Local Government Act 1995*.

The proposal meets the threshold for a major land transaction under Section 3.59, which requires the preparation and public notice of a business plan. The business plan addressed the requirements of S3.59 of the LGA. Following public notice of the business plan, Section 3.59 provides that:

(5) After the last day for submissions, the local government is to consider any submissions made and may decide to proceed with the undertaking or transaction as proposed or so that it is not significantly different from what was proposed.*

** Absolute majority required.*

(6) If the local government wishes to commence an undertaking or transaction that is significantly different from what was proposed it can only do so after it has complied with this section in respect of its new proposal.

The business plan also addressed the requirements of S3.58 of the LGA by reason of its compliance with the Local Government (Function and General) Regulations, reg 30(2)(2a)(c).Following public notice of the business plan, Section 3.58 (3) (a) of the *Local Government Act 1995* provides:

A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —

it gives local public notice of the proposed disposition —
…..; and

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

The Local Government (Functions and General) Regulations 1996 provide that:

(2a) A disposition of property is an exempt disposition if the property is disposed of within 6 months after it has been —
…
(c) the subject of Statewide public notice under section 3.59(4) of the Act,
…; and
(iii) the market value of the disposition as ascertained by a valuation carried out not more than 12 months before the proposed disposition.

Statewide public notice was given on 26 July 2023 and the related market valuation was carried out on 2 April 2023 and so the deposition of the land must occur by 25 January 2023. The signing of the transaction documents by both parties would constitute the disposition of the land. If the transaction documents are not signed by 25 January 2024 then the City would not need to carry out a fresh process under Section 3.58(3) of the LGA before it could sign the transaction documents. It may also be necessary to update the valuations if the signing of the transaction documents does not occur before 1 April 2024.

The City of Vincent Parking Local Law only applies to a parking station on private land if the City and the owner of the parking station have agreed in writing that this local law is to apply to that parking station.

RISK MANAGEMENT IMPLICATIONS

Medium: It is medium risk for Council to approve the major land transaction and authorise the creation of a temporary public car parks on private land as there is a risk that failure to adequately manage the project could have a negative impact on the community and City's finances. This risk is already controlled through the:

- Robust proponent selection process, resulting in an experienced and reliable proponent being selected to deliver the project;
- Agreed terms set out in the Heads of Agreement, which manage potential risks;
- Strong financial processes in place, including the modelling and stress testing undertaken as part of the development of the business plan and temporary car park assessment;
- Competent and experienced finance, parking, place, assets and communications teams working closely with the project manager;
- Experienced expert property, development and legal advisors;
- Strong working relationship, communication and collaboration with the proponent;
- Strong relationships, communication and collaboration with local businesses and Leederville Connect;
- Strong, open and transparent communications with Council; and
- Adhering to the City's project management methodology.

The following risk management actions that would be required if Council determined to proceed with the major land transaction:

- In line with the Business Plan, allocate new funding ($100,000) and FTE for a dedicated project manager for this project;
- Budget for continued property and legal advice;
- Update the financial model throughout the project as timeframes and temporary parking details are determined;
- Progress and finalise negotiations with landowners regarding temporary parking solutions during construction;
- Develop and implement a Community Engagement Plan;
- Develop a Town Centre wide Access and Parking Management Plan, including business communication, data collection and education, in consultation with the community;
- Adjust the wayfinding signage to include this project; and
- Adjust the Leederville Town Centre Precinct Parking Plan to include this project.

With the above mitigations, the risk is acceptable given the significant positive outcomes of the project for the Leederville Town Centre.

If approved by Council, this risk will be added to the Corporate Risk Register for regular consideration by Executive, the Audit Committee and Council.

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

We have better integrated all modes of transport and increased services through the City.
We have embraced emerging transport technologies.

Thriving Places

Our town centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority.
We encourage innovation in business, social enterprise and imaginative uses of space, both public and private.
Efficiently managed and maintained City assets in the public realm.

Sensitive Design

Our built form is attractive and diverse, in line with our growing and changing community.
Our planning framework supports quality design, sustainable urban built form and is responsive to our community and local context.
More people living in and working in or enjoying our town centres.

Innovative and Accountable

We deliver our services, projects and programs in the most inclusive, efficient, effective and sustainable way possible.
We engage with our community so they are involved in what we are doing and how we are meeting our goals.
Our decision-making process is consistent and transparent, and decisions are aligned to our strategic direction.
We embrace good ideas or innovative approaches to our work to get better outcomes for Vincent and our community.

SUSTAINABILITY IMPLICATIONS:

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

Sustainable Energy Use/Greenhouse Gas Emission Reduction
Sustainable Transport

PUBLIC HEALTH IMPLICATIONS:

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

Increased physical activity

FINANCIAL/BUDGET IMPLICATIONS:

The financial implications of the proposal are detailed in the Business Plan.

The estimated cost of constructing the proposed Newcastle Street Car Park and providing signage in the Oxford Street SIDE Carpark is $500,000. It is proposed that these works be funded through the City's Cash-in-Lieu of Car Park Reserve, which currently holds approximately $1.2 million. The costs and revenue of this car park have been modelled by the finance team and indicate that the revenue from the car park would cover the costs of the construction and signage within 12 months of opening. It is recommended that the funding of these projects and the likely revenue be considered as part of the Mid Year and 2023/24 Budget.

It is recommended that $50,000 ($100,000 per annum) be included in the Mid Year Budget review, in line with the Business Plan, to commence funding of a dedicated project manager to oversee the implementation of this project.

It is recommended that $250,000 be included in the Mid Year Budget for property and legal advice to finalise the transaction documents and advise on the implementation of the project.

COMMENTS:

The main issues raised through the submissions are discussed below:

Parking during construction

During construction, Hesperia would be required to ensure that a minimum of 262 parking bays are available for the public at all times, which represents a reduction of 152 public parking bays in the Town Centre during construction. It is anticipated that there would be a reduction in public parking on the land for approximately three to five years.

It is recognised that the high demand for parking during the day post construction and the reduction in parking during construction would impact on local businesses and that creative solutions need to be found to these issues. A number of submissions raised these concerns.

Administration has engaged with a number of owners in the Town Centre in order to create temporary car parks that can be brought on line during construction to offset the car parking lost during this period.

Administration has met with and written to the Water Corporation and the owners of 40 Frame Court regarding the site at 629 Newcastle Street and parking to the rear of 40 Frame Court seeking support to negotiate the creation of a temporary 150 bay public car park on this site. Council could fund the construction of this car park through its Cash-in-Lieu of Car Parking Reserve and recoup these costs through car parking fees.

On the eastern side of Oxford Street, the City of Vincent already has a licence with the Minister for Education allowing the 120 car park on the northern and eastern side of the School of Isolated and Distance Learning (SIDE) to be made available to the public after 4:00pm and on weekends. Administration has met with SIDE to discuss formalising this arrangement so that the City managed parking after hours and the space is formally designated and sign posted as a public car park.

Attachment 5 shows the location of the proposed temporary public car parks.

Whether these sites remained as public car parks beyond the construction phase would depend on a traffic assessment of their impact (for business hours car parks), the level of demand that the car parks have once the multistorey car parks are established and the discretion of the owners.

Proposed parking

The major land transaction would require Hesperia to deliver a minimum of 484 public car park bays on land that currently provides 464 public parking bays. In addition, Hesperia would be required to make the car parking bays associated with the proposed office development available to the public after 5:30pm and on weekends. It is anticipated that there would be approximately 148 office car parking bays, which would bring the total number of bays to 632 outside of business hours, compared to the 464 currently in place on the land. It is anticipated that there would continue to be a shortage of parking during office hours, but an increase in parking availability after hours and on weekends.

A number of submissions argued that additional parking should be provided in the Town Centre permanently, in recognition of the shortage of car parking currently, other submissions argued that overall parking should not increase due to traffic congestion issues and instead that all day staff parking should be managed differently to improve usage.

The amount of parking provided in the Town Centre needs to be balanced against the capacity of the surrounding road network. All of the adjoining Loftus Street intersections are at or over capacity and a significant increase to parking during business hours would add to this issue and would not be supported.

There is currently a high level of all day office worker parking in the Town Centre during business hours. Vincent will look to manage this all day parking differently post construction to ensure the additional retail, food and beverage demand can be accommodated during business hours. This may involve changing restrictions, availability and pricing on all day parking and developing programs to encourage local office workers to utilise alternative forms of transport, rather than driving and parking all day.

Management of parking and access during and post construction

The management of the available parking and access to businesses was also raised as an essential issue during the consultation period.

It is recommended that a Town Centre wide access and parking management plan be developed for the construction period and beyond.

It is proposed that digital parking signage be provided on Oxford Street, Newcastle Street and Leederville Parade directing traffic to available parking bays. It is proposed that this signage be funded from the cash-in-lieu of car parking reserve.

Vincent is currently planning pedestrian and cyclist wayfinding signage, scheduled for delivery in 2024, and this would be adapted by the plan while development occurs on each of the car park sites in turn and on completion of each development.

The Leederville Town Centre Precinct Parking Plan is also being developed this financial year and would also be adapted for the construction period and beyond to ensure the most appropriate parking restrictions were in place for each stage of the development.

A significant communications and education program regarding business, parking and access continuity is also proposed. This would include programs to encourage local office workers to utilise alternative forms of transport, rather than drive and park all day.

Vincent would collect parking and spend data before, during and after construction so that adjustments can be made to maximise access and visitation at each stage of the development.

Concerns with the designs set out in the proposed Concept and Vision

A number of submissions commented on the design of the buildings proposed in Hesperia's Proposed Concept and Vision.

The proposed buildings are highly conceptual at this stage. If the major land transaction is progressed, the next step would be for Hesperia to identify a tenant for each of the proposed buildings before commencing a process to design the proposed building for that tenant.

The proposed major land transaction requires Hesperia to consider a design competition that the City's Design Review Panel would be involved in.

The building would then be required to go through the development application process. The buildings would be assessed against the requirements of the Leederville Precinct Structure Plan and the City's Built Form Policy. The process would involve early community engagement, consideration by the City's Design Review Panel, formal community consultation and determination by the Development Assessment Panel. Height, connectivity along the eastern side of The Avenue South site through to the train station, impacts on wind, colours and materials would all be considered as part of this process.

Concerns with the community benefits proposed

A number of submitters raised concern with or proposed additional community benefits to those set out in Hesperia's Proposed Concept and Vision. These proposed community benefits are only conceptual at this stage and do not include all of the community benefits that are required by the draft Leederville Precinct Structure Plan. The proposed major land transaction would require Hesperia deliver the following community benefits as a starting point:

- 5 start Green Star be achieved plus a targeted net zero carbon approach through 80 percent diversion from landfill and net zero build;
- Tree retention and mature tree planting in deep soil zone in accordance with the community benefit requirements set out in the draft Leederville Precinct Structure Plan; and
- 1,275 square metres of community floor space in the Frame Court Car Park building, to be owned by the City of Vincent. The detail of the community spaces would be determined through subsequent stages of the process and in consultation with the community.

The remaining community benefits required in order for the additional height proposed to be approved, would be determined through the development application process in accordance with the Leederville Precinct Structure Plan. The final community benefits would be subject to consultation with the community, prior to determination.

Protection of retained trees and ensuring delivery of proposed landscaping outcome

A number of submissions stressed the importance of protecting the trees that are proposed to be retained and ensuring the proposed landscaping was delivered.

The proposed major land transaction requires that Hesperia provide double the amount of trees than is required by the State Government's Residential Design Codes. Hesperia has proposed 163 additional trees in total, including 63 on structure and 100 in the ground surrounding the development. The 100 trees proposed at ground level are approximately double the number of trees that would need to be removed as part of the Proposed Concept and Vision.

The requirement to retain certain trees, plant and maintain landscaping would form part of any development approval for the site. The additional tree planting is proposed as one of the community benefits required in order for the additional height proposed to be approved and also forms part of the proposed major land transaction requirements. This gives a high level of certainty that the landscaping outcome proposed would be delivered.

Hesperia would also be required to maintain the landscaping and demonstrate its viability before handing the responsibility over to the City of Vincent to manage.

Benefits to Leederville Town Centre

This project would deliver significant investment into the Leederville Town Centre over the next decade.

It is in line with Council's endorsed strategic vision and planning for the Town Centre and these two landholdings which have been developed in close consultation with the community over the past 15 years.

This proposal would turn this vision into a reality.

It would make Leederville Perth's most successful transit-oriented development.

The community and local businesses are supportive of high quality, well-designed mixed-use development which complements the character and existing fabric of Oxford Street.

The delivery of new accommodation, commercial floorspace, community uses and activation would see far reaching benefits throughout the community and ensure a more sustainable Town Centre into the future.

The investment and focus on the Leederville Town Centre creates an opportunity for significant private and State Government investment into Leederville.

It is recommended that the City promote and advocate for the opportunities the redevelopment creates, including the opportunity to upgrade the Leederville Train Station, extend the CAT bus system to Leederville and improve its public spaces and local roads.

CITY OF VINCENT

BUSINESS PLAN
MAJOR LAND TRANSACTION

1 The Avenue, Leederville | 62 Frame Court, Leederville

Pursuant to section 3.59 of the Local Government Act 1995

SUBMISSIONS

The City of Vincent invites submissions on this Business Plan for the City's proposal to commence the major land transaction at 1 The Avenue and 62 Frame Court, Leederville.

The City proposes to undertake a Major Land Transaction, to facilitate disposal of three land parcels, owned by the City in freehold. The three land parcels are proposed to be disposed of by way of a sale to Hesperia Property Pty Ltd and its related entities (Hesperia) as are described in the part of this business plan titled "**Summary of Major Land Transaction and Disposals of Property**".

Title information for the land out of which the three land parcels will be created is set out below:

AVENUE CAR PARK LAND			
Lot	**Plan**	**Landgate Area m²**	**CT Vol / Fol**
33	53031	1,214	1696/605
1	63619	1,135	2724/679
8	880	374	1218/28
9	880	374	1218/28
10	880	301	1053/306
25	24301	1,755	1246/990
217	27936	640	2215/301
301	31811	1,455	2128/547
34	53032	386	1794/602
36	61931	1,606	1833/196
		9,240	

FRAME CAR PARK LAND			
Lot	**Plan**	**Landgate Area m²**	**CT Vol / Fol**
27	450	2,453	1079/117

In accordance with section 3.59 of the Local Government Act 1995, the City is required to prepare a Business Plan in relation to the transaction and give state-wide public notice of the transaction proposal.

The community is invited to make submissions in relation to the transaction to the City's Executive Director Strategy & Development, John Corbellini.

Submissions can be made via the following methods:
Mail: PO Box 82, Leederville, 6902
Email: mail@vincent.wa.gov.au
In person: 244 Vincent Street (corner Loftus Street) Leederville

Copies of the Business Plan are available from:
City of Vincent Administration Building: 244 Vincent Street (corner Loftus Street) Leederville
City of Vincent Website: vincent.wa.gov.au

Closing date for submissions is **5pm, 11 September 2023**.

PURPOSE

The City of Vincent's Leederville Precinct Structure Plan (LPSP), as adopted by Council, sets the following key vision for Leederville to be:

A thriving connected and sustainable local village that showcases and preserves its rich cultural and natural elements.

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.

As some suburbs in Perth's inner-city have gentrified over time, Leederville has retained a distinctive feel whilst developing a unique, vibrant, and youthful atmosphere. The Town Centre has great potential to accommodate higher density development and creating a high-quality public realm, whilst retaining the existing Town Centre character.

Leederville is identified as a Secondary Centre in accordance with the Western Australian Planning Commission's (WAPC) State Planning Policy 4.2 – Activity Centres (SPP 4.2). SPP 4.2 describes the main role and typical attributes of a Secondary Centre:

"Secondary centres with a rail station should be a focus for medium and high-density housing, employment growth and diversity of land uses."

The typical urban form within the centre is described by SPP 4.2:

"Medium and high-density urban area within the centre core characterised by mid to high-rise buildings that provide contiguous, activated and pedestrian-friendly street frontages and public spaces."

As a Secondary Centre, it is important that Leederville does not develop as a single-purpose centre, but instead continues to expand on its offering of a wide variety of land uses.

Local strategic planning documents recognise the need for Leederville to support growth, with high density residential development being focused on proximity to train stations and along high frequency bus routes.

Leederville is specifically identified for redevelopment as a Secondary Centre through a Precinct Structure Plan.

In accordance with SPP 4.2, the City has prepared the LPSP which will replace the Leederville Masterplan and guide future development within the locality.

Prior to being drafted, the LPSP was subject to significant research and public consultation through the 'Design Leederville' community consultation campaign in late 2019.

At its meeting on 14 September 2021, Council recommended that the WAPC approve the LPSP subject to modifications.

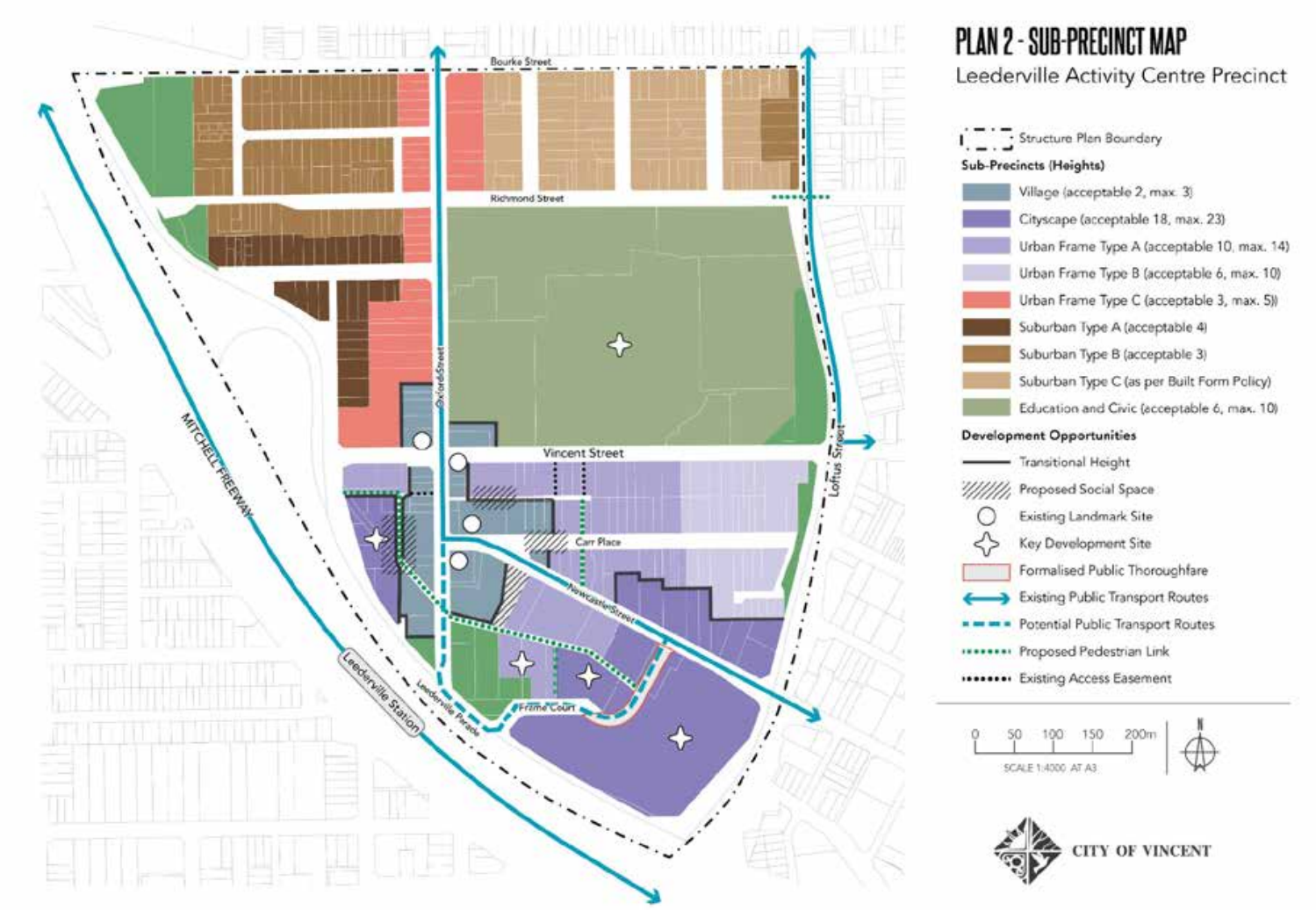
Under the LPSP The Avenue and Frame Court car parks would be zoned Mixed Use R-AC0 and are earmarked as Key Development Sites.

Following adoption of the LPSP by Council the City of Vincent commenced a redevelopment proposals process for the City's two major landholdings in Leederville, the Frame Court and The Avenue car park land, so that these landholdings align and deliver on the vision of the LPSP.

SITE OVERVIEW

The primary documents associated with the Frame Court and The Avenue car park sites in relation to the local planning framework comprise of the following:

- Planning and Development Act 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Local Planning Scheme No. 2 (LPS2)
- Residential Design Codes
- City's Policy No. 7.7.1 – Built Form
- Leederville Masterplan
- Leederville Precinct Structure Plan


Bourke Street
Richmond Street
Oxford Street
Vincent Street
Carr Place
Newcastle Street
Loftus Street
MITCHELL FREEWAY
Leederville Station
Leederville Parade
Prime Court
PLAN 2 - SUB-PRECINCT MAP
Leederville Activity Centre Precinct
Structure Plan Boundary
Sub-Precincts (Heights)
Village (acceptable 2, max. 3)
Cityscape (acceptable 18, max. 23)
Urban Frame Type A (acceptable 10, max. 14)
Urban Frame Type B (acceptable 6, max. 10)
Urban Frame Type C (acceptable 3, max. 5))
Suburban Type A (acceptable 4)
Suburban Type B (acceptable 3)
Suburban Type C (as per Built Form Policy)
Education and Civic (acceptable 6, max. 10)
Development Opportunities
Transitional Height
Proposed Social Space
Existing Landmark Site
Key Development Site
Formalised Public Thoroughfare
Existing Public Transport Routes
Potential Public Transport Routes
Proposed Pedestrian Link
Existing Access Easement
0 50 100 150 200m
SCALE 1:4000 AT A3
N
CITY OF VINCENT

The Avenue Car Park

Local Planning Scheme: Zoning – Regional Centre

Leederville Precinct Structure Plan: Zoning – Mixed Use R-AC0

The site is situated within the Cityscape precinct, which is described under the LPSP as:

- A place with mixed uses that complement each other.
- The location for long-term development outcomes.
- The place where landmark development shapes the Leederville skyline.
- Designed to encourage public transport usage.
- A showcase for sustainability and reuse.
- A higher density mixed-use and residential area.
- A key contributor to the success of the Village.

This identifies an acceptable height standard of 18 storeys, which could increase to a maximum height of 23 storeys subject to bonus criteria being met through community benefit.

Frame Court Car Park

Local Planning Scheme: Zoning – Regional Centre

Leederville Precinct Structure Plan: Zoning – Mixed Use R-AC0

The site is situated within the Urban Frame Type A precinct, which is described under the LPSP as:

- A mixed use area.
- Carefully designed to avoid impacts on existing neighbours.
- An attractive and safe entry point to the core of Leederville for pedestrian, cyclists and vehicles.
- Well-landscaped with lots of shade, green spaces and places to relax.

This identifies an acceptable height standard of 10 storeys, which could increase to a maximum height of 14 storeys subject to bonus criteria being met through community benefit.

PROCESS BACKGROUND

At its Meeting on 14 December 2021, Council approved the Chief Executive Officer to commence an expression of interest process for the redevelopment of the City's major landholdings in Leederville, being The Avenue car park and Frame Court car park.

At its Meeting on 21 June 2022, Council approved the redevelopment proposals process, as outlined here:

STAGE 1

1. Prepare project plan, EOI materials, refined selection criteria & business case (that articulates constraints, requirements for community benefit & expected commercial terms) with input from appropriate commercial expertise. Present to Council.
2. Collect and assess responses with the assistance of industry experts and **Design Review Panel**.
3. Short-list responses based on the selection criteria.
4. Request any additional information from those short-listed.
5. **Council** endorse short listed concepts to progress to Stage 2.

STAGE 2

6. Short-listed proponents enter a negotiation period with the City on design and proposed terms & conditions.
7. City of Vincent to prepare a business plan for each proposed major land transaction.
8. **Council** endorse the preferred concepts and business plans
9. State wide consultation on proposed land transactions and business plans.
10. **Council** to review results of the consultation and determine whether to proceed with any redevelopment proposals.

At its Meeting on 21 June 2022, Council also approved the selection criteria to be used for the process, as outlined below:

Non-Weighted Compliance Selection Criteria

The following non weighted criteria is essential for the full assessment of Proponents Submissions, a failure to address the key commercial terms would result in disqualification of the Proponents Request for Proposals.

NON-WEIGHTED COMPLIANCE CRITERIA – COMMERCIAL TERMS		
CRITERIA	COMPLETED Y/N	Proponents to reference the criteria response location in their submission, i.e., pages or section numbers
Provide a minimum of 400 public parking bays across one or both sites with 10% of car parking bays to provide easy access for mobility impaired and provide short term access.	Yes / No	
Public car park design concept, proposed ownership and tenure structure, lease and or management agreement draft principles, operational management plan, and in the event of a lease or management agreement, a parking fee schedule and operating expenditure plan, and 10-year operational cashflow.	Yes / No	
Indicative commercial terms to outline the proposed transaction arrangement (e.g., buy, lease, trade or enter joint venture with CoV).	Yes / No	

PROJECT VISION AND DESIGN PRINCIPLES (50% WEIGHTING)		
CRITERIA	COMPLETED Y/N	Proponents to reference the criteria response location in their submission, i.e., pages or section numbers
1. Context and Character • Developer understanding of the distinctive character of the Leederville precinct and how a new development would integrate, celebrate, and speak to the character of Leederville. • Effective interface with adjacent heritage and character buildings including the YMCA HQ adjacent to the Frame Court site.	Yes / No	
2. Landscape Quality • Removal of mature trees and planting within the site must be replaced with mature trees and planting within the development site. • Consideration of Water Corporation drain on both sites as a key access route and potential walking trail. Achieved through built form design and delivery infrastructure considerations including maintenance access, and a celebration of the former seasonal freshwater stream. • Active interface with the area zoned Public Open Space within the Leederville Precinct Structure Plan, adjacent to Site 2.	Yes / No	
3. Built Form & Scale • Quality of the proposed ground floor interface and its contribution to the experience of the precinct. Includes streetscape and landscape design, cultural infrastructure, and the delivery of active public spaces, both linear (laneways) and open (plazas). • Architectural aspirations, design approach and strategies to achieve design excellence (including design review by the City's panel). • Conceptual designs illustrating the project and vision inclusive of plan views, sections, elevations, height, and massing in perspectives.	Yes / No	
4. Functionality and Build Quality • Commitment to innovation, which may include energy and water sourcing, built form and design, community, social and economic outcomes.	Yes / No	
5. Sustainability • Approach to sustainable development to outline key environmentally sustainable design initiatives that will be included. Achievement of minimum Green Building Council of Australia 5 Green Star Certificate.	Yes / No	

PROJECT VISION AND DESIGN PRINCIPLES (50% WEIGHTING)		
6. Amenity • Design, accommodate and demonstrate economic activation towards the improvement of the daytime and evening economy of the precinct. • Demonstrated diversity in product mix and pricing targeted to meet a wide variety of household demographics.	**Yes / No**	
7. Legibility • Provision of a pedestrian link along 1) the eastern side of the Leederville Parade site, to integrate with existing Oxford Street built form and 2) along the eastern side of the Frame Court site, to integrate with adjacent site. • Prioritise access and connectivity to public transport (particularly Leederville train station) and active transport modes. • Understanding of existing and subsequent traffic issues; access and circulation, with a project design that delivers appropriate mitigation strategies.	**Yes / No**	

DEVELOPMENT PROPOSAL (30% WEIGHTING)		
CRITERIA	COMPLETED Y/N	Proponents to reference the criteria response location in their submission, i.e., pages or section numbers
1. Approach to land assembly to address amalgamation, subdivision, and issue of Title(s) for each site	Yes / No	
2. Statutory planning and development programme, and if applicable staging concepts and programme, inclusive of a public car parking strategy ensuring reasonable public carparking is retained throughout the planning and development process.	Yes / No	
3. Proposed development mix in schedule form for each site, setting out the various uses by product typology, floor areas and parking ratios.	Yes / No	
4. Anticipated construction and operational employment generation.	Yes / No	

FINANCIAL CAPACITY AND TRACK RECORD (20% WEIGHTING)		
CRITERIA	COMPLETED Y/N	Proponents to reference the criteria response location in their submission, i.e., pages or section numbers
1. Proponent contact details – Table 1 provided below	Yes / No	
2. Proponent corporate structure	Yes / No	
3. Proponent business and company profile	Yes / No	
4. Demonstrated: • Financial capacity; • Capability and experience in delivering similar scale projects; and • Capacity to deliver the proposed development, including details of other projects, current and planned for year 2023 – 2025.	Yes / No	

Eight submissions were received throughout the stage one advertising period from 27 June to 8 August 2022.

An evaluation panel was convened to assess the submissions. The evaluation panel who assessed the submissions comprised of six voting members including:

- One representative from DevelopmentWA who has significant experience in assessing submissions of a similar nature and scale;
- Two representatives from the City's Design Review Panel who have extensive design and built form expertise; and
- Three representatives from Administration who have the appropriate land, legal and planning knowledge and skills.

The evaluation panel was advised by an external independent probity advisor, external commercial advisors and Administration's Coordinator Procurement and Contracts.

The evaluation panel shortlisted three submissions who received the highest score against the selection criteria.

At its Meeting on 18 October 2022, Council endorsed the three submissions for progression to stage two of the redevelopment proposals process. At this Meeting, Council requested the Chief Executive Officer present a report to Council to determine the additional information required from the shortlisted proposals.

The draft Stage 2 Request for Further Information was work shopped with Council Members at the Council Workshop on 29 November 2022. The Stage 2 Request for Further Information was retitled Stage 2 Request for Detailed Proposals and was updated following the feedback received from Council Members.

At its Meeting on 13 December 2022, Council approved the Stage 2 Request for Detailed Proposals materials, as outlined here for the second stage of the redevelopment proposals process.

Stage 2 Request for Detailed Proposal

Car Park

- Outline if and when the public car bays would be available to the general public (i.e. Owned or controlled by the City of Vincent and provided 24 hours a day, 7 days per week at casual rates or another option)".
- Confirmation of the total number of public car bays to be delivered at both public carparks proposed for The Avenue and Frame Court sites.
- Provision of a market valuation of any public car parking facilities built and returned (specifying in what form e.g. retained, or returned by way of lease or freehold transfer) to the City of Vincent using a discounted cash flow basis, with supporting valuation, inclusive of relevant market evidence, rationale, input assumptions and valuation calculations that include a 10-year discounted cashflow approach with an appropriate terminal value and including all maintenance and operating cash outflows associated with its operation.
- Provide an order of magnitude cost including life of asset maintenance plan for the public car parks prepared by a reputable and experienced quantity surveyor.
- Confirmation of the basis of fee simple title of the public car parks to be returned to the City at both The Avenue and Frame Court sites, for example will the car parks be returned as:
  - Freehold (Green Title) Subdivision;
  - Freehold (Survey Strata) Subdivision; or
  - Freehold (Community Title) Subdivision.
- Confirmation of what lettable, civic (public amenities) or community spaces will be returned to the City in freehold title. Confirmation that these spaces will be collocated with the public car parks and in the same title. If not, a project concept plan illustrating the siting and scale of each facility.
- Confirmation that public car parks will be returned to City fit for operation with specification agreed with the City including but not limited to a fully integrated parking management system, security and CCTV technology, lighting and power, appropriate vertical transportation and ventilation.
- Staging plan that outlines 200 public car bays maintained throughout the development schedule.
- Outline of the form and specification of the public car parks to be returned to the City. To this end, provide conceptual public car park plans and floor by floor design illustrating the built and operating specifications of the public car parks with confirmation of adaptable design/re-use provisions including design considerations for in ground services and structural and operational compliance to National Construction Codes, with alignment to the City's Asset Management Sustainability Strategy.
- For completeness and for the avoidance of doubt, in relation to the number of public car bays, specify the number of ground floor parking bays within each facility or within the subject land, with a separate breakdown between The Avenue and Frame Court land parcels.

Development Proposal

- Confirmation of the proposed development built form delivery outcomes for both sites including estimated building area for each land use within each site.
- Confirmation of all public spaces, plazas, laneways, accessways and any other areas to be retained/returned (ceded) back to the City as public realm.
- Confirmation of, where public / shared spaces are created in "Common Property", relevant strata/community title management statements will retain obligation and responsibility for perpetual maintenance, repair and upgrade, with alignment to the City's Asset Management Sustainability Strategy.
- Framework outlining responsibility for undertaking of land amalgamation requirements, inclusive of a high level work breakdown structure and where appropriate a quantity surveyor cost plan, together with confirmation of which party is to deliver and to pay for each item, for example but not limited to:
  - Land amalgamation;
  - Land subdivision;
  - Statutory planning including MRS Amendment(s);
  - Servicing authority consultation;
  - Identification and removal of redundant services;
  - Services upgrades and associated headworks charges on subdivision;
  - Water Corporation main drain design and upgrade consultation, management thereof and delivery to satisfaction of the Water Corporation;
  - Consultant costs to support the above process and delivery requirements;
  - Existing lease or other interests in land, identification, management, relocation and renegotiation, and where relevant cost and compensation thereof;
  - Development and management of public spaces, plazas, laneways and accessway; and
  - Requisite road, drainage and accessway upgrades.
- Following from the above, provision of a program and work breakdown structure that details the roles and responsibilities of the City and developer, which also then ties into the Commercial Terms.

Leederville Precinct Structure Plan

Proposals must show complete alignment with the provisions outlined in the Leederville Precinct Structure Plan.

- Summary of dwelling diversity, as per Leederville Precinct Structure Plan.
- Provision of future adaptation allowance, outlined through minimum 3.5m floor to ceiling height, as per Leederville Precinct Structure Plan.
- Provision of landscaping including deep soil areas, as per Leederville Precinct Structure Plan.
- Built form design aligned with building and podium height restrictions, as per the Leederville Precinct Structure Plan.
- Summary of car parking provision within the required provisions for residential (resident and visitor) and all non-residential land uses, as per Leederville Precinct Structure Plan.
- Plan that shows high quality built form that creates an effective relationship with Oxford Street and YMCA building through appropriate setbacks, to ensure transition to the Village sub-precinct along Oxford Street and heritage listed YMCA building.
- Plan that shows active uses with the newly created public open space at the Frame Court site. Through 6.1 Development Incentives for Community Benefit of the Leederville Precinct Structure Plan, Additional Criteria #9 and/or #14 can be achieved through the design and redevelopment of the new public open space in conjunction with Oxford Street Reserve and Leederville Skate Park, as per the City's key objectives and requirements.

Commercial Terms

- Outline all equity and debt partners participating in the bid and their proposed respective share of the equity in the project.
- Outline of how funding of the development will be procured, including at a minimum, funding for:
  - Land amalgamations/servicing costs;
  - Land acquisition funding; and
  - Construction funding for the balance of the project.
- To enable the City to assess the net present value of commercial terms, the City requires:
  - Outline of the deal structure for the acquisition of The Avenue and Frame Court land in schedule and project timeline format (see below).
  - Within the deal structure outline of the consideration to the City by way of:
    - The 'as if complete' market value of the public car parks returned to the City;
    - The construction cost of the public car parks returned to the City with quantity surveyor Cost Plan – Order of Magnitude;
    - Other consideration, deemed or actual, in respect to land assembly; and
    - Other cash payments/consideration for the City's land.
  - Provision of a payment and delivery schedule in line with the anticipated program and work breakdown structure provided under Development Proposal (above).

Shortlisted proponents were invited to submit detailed proposals from 14 December 2022 to 28 February 2023.

The evaluation panel recommended that the preferred proponent's proposal (Hesperia's) be progressed, for the following reasons:

- Compliance with the submission requirements;
- Addressed all essential, non-weighted selection criteria and key commercial terms;
- Addressed all Stage 2 Request for Detailed Proposals items; and
- Ranked highest in the evaluation panel's assessment of the qualitative selection criteria.

At its Meeting on 9 May 2023, Council endorsed Hesperia as the preferred proponent and requested the Chief Executive Officer progress the development of a Heads of Agreement with Hesperia in relation to their proposal.

At this same Meeting, Council requested the Chief Executive Officer prepare a Business Plan under section 3.59 of the Local Government Act 1995 in relation to the major land transactions relating to Hesperia's proposal.

At its Meeting on 25 July 2023, Council approved the Business Plan as per this document for state-wide consultation.

EXPECTED EFFECT ON MATTERS REFERRED TO IN THE LOCAL GOVERNMENT'S CURRENT PLAN

The major land transaction meets the objectives of Leederville, as aligned with the priorities of the City's Strategic Community Plan.

The City's Corporate Business Plan 2023/24 – 2026/27 (Plan) outlines a list of strategic projects for the duration of this Plan. Pursuant to the Project Management Framework adopted by the City, strategic projects are projects that generally have three or more of the following attributes:

- High priority
- Exceeding 12 months in duration
- Introduces significant risk, change and significant benefit
- High profile or significant community impact or interest (in line with Community Engagement Framework)
- Requires three or more full-time equivalent across divisional team
- More than $250,000 budget

This project is titled *Leederville Carpark Redevelopment* and is the second strategic project listed. Described as Redevelopment of The Avenue and Frame Court carparks; this project sits under all Strategic Community Plan priorities. Implementing this project will work towards the City progressing all priorities within the Strategic Community Plan.

ENHANCED ENVIROMMENT

The natural environment contributes greatly to our inner-city community. We want to protect and enhance it, making best use of our natural resources for the benefit of current and future generations.

ACCESSIBLE CITY

We want to be a leader in making it safe, easy, environmentally friendly and enjoyable to get around Vincent.

CONNECTED & HEALTHY COMMUNITY

We are a diverse, welcoming and engaged community. We want to celebrate what makes us unique and connect with those around us to enhance our quality of life.

THRIVING PLACES

Thriving Places are integral to our identity, economy and appeal. We want to create, enhance and promote great places and spaces for everyone to enjoy.

SENSITIVE DESIGN

Design that 'fits in' to our neighbourhoods is important to us. We want to see unique, high quality developments that respect our character and identify and respond to specific local circumstances.

INNOVATIVE & ACCOUNTABLE

The City of Vincent has a significant role to play in supporting our community to realise its vision. To achieve this, we will be an innovative, honest, engaged and responsible organisation that manages resources well, communicates effectively and takes our stewardship role seriously.

EXPECTED EFFECT ON THE PROVISION OF FACILITIES AND SERVICES BY THE LOCAL GOVERNMENT & OTHER PERSONS PROVIDING FACILITIES AND SERVICES IN THE DISTRICT

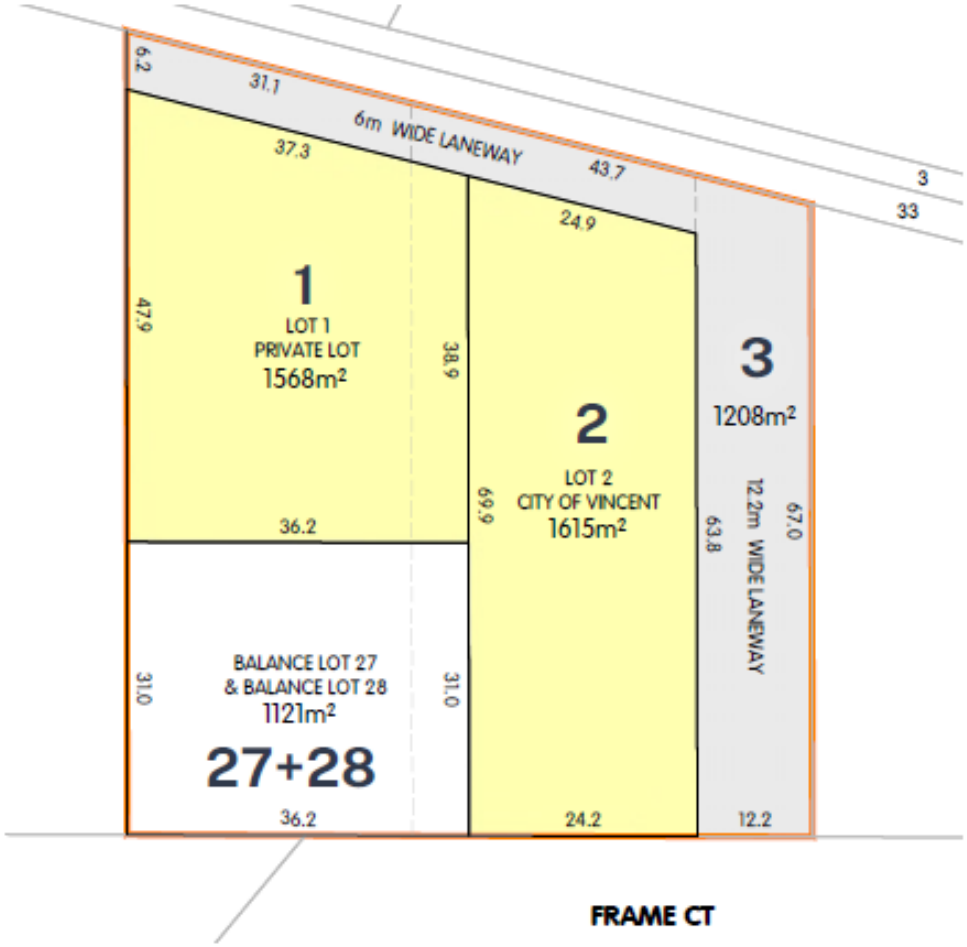
Land Disposal

The lots that currently comprise The Avenue and Frame Court car parks are proposed to be subdivided by Hesperia at Hesperia's cost into the following configuration. The final land areas will be subject to final design and survey.

The Avenue

- Lot #1 adjacent is referred to as The Avenue North and is proposed to be sold to Hesperia. (4,326sqm approximately)
- Lot #2 adjacent is referred to as The Avenue South and is proposed to be sold to Hesperia. (2,508sqm approximately)
- Lot #3 adjacent is to be used as road reserve, to remain in the ownership of the City of Vincent or to be vested as Crown Land. (2,079sqm approximately)
- The balance of Lot #1 and #33 (at the top of the image adjacent) is proposed to remain in the ownership of the City of Vincent. (179sqm approximately)

Frame Court



- Lot #1 adjacent is referred to as the Frame Court Development and is proposed to be sold to Hesperia. (1,568sqm approximately)
- Lot #2 adjacent is referred to as the Frame Court Car Park, to remain in the ownership of the City of Vincent. (1,615sqm approximately)
- Lot #3 adjacent is to be used as road reserve, to remain in the ownership of the City of Vincent or vested as Crown Land. (1,208sqm approximately)
- The balance of Lot #27 and #28 is to remain in the ownership of the City of Vincent. (1,121sqm approximately)

The three parcels of land proposed to be sold to Hesperia will be sold as is, where is and with all defects and faults, with no representation or warranty being given. The City would have no liability for any existing contamination, pollution or hazards and Hesperia would assume all liability for existing contamination, pollution and hazards.

Hesperia would be responsible for all costs of the development including:

- Costs of all applications and approvals;
- Costs of all works (whether before or after settlement);
- Costs of complying with its obligations in the transaction documents;
- Costs of obtaining the City's consent to an assignment, sale or transfer, mortgage or charge.

Buyers

There would be three buyers of each parcel of land being sold as outlined below:

- The Frame Court Development land buyer is Leederville Asset Pty Ltd ACN 669 462 702 as trustee for the FC Asset Trust.
- The Avenue North land buyer is Leederville Asset Pty Ltd ACN 669 462 702 as trustee for the AN Asset Trust.
- The Avenue South land buyer is Leederville Asset Pty Ltd ACN 669 462 702 as trustee for the AS Asset Trust.

Hesperia Property Pty Ltd ACN 641 894 340 would be appointed as the Master Developer responsible for stepping in if any buyer does not complete its obligations on the site, pursuant to the transaction documents. Hesperia Property Pty Ltd would be required to step in to remedy a default of a buyer and be granted the right to purchase the property of the defaulting buyer, provided that any incoming party would be bound and become a party to the relevant transaction documents.

Security

- To secure the performance of each individual buyer, that individual buyer will deliver to the City at signing of each lot a parent company guarantee and indemnity on standard terms to be provided by Hesperia Property Pty Ltd or other Hesperia related entities, to the City's satisfaction.
- At settlement of The Avenue North site a restrictive covenant will be created under section 129BA of the Transfer of Land Act and registered at Landgate providing the following:
  - All development must include a car park containing not less than 217 bays.
  - The car park may only be used for purposes of a public car park for 40 years.
  - Prohibiting aggressive behaviours by the car park operator, such as wheel clamping.
  - Prohibiting the charging of different fees to customers visiting different tenancies.
  - Prescribing the hours during which the car park must remain open.
- The Avenue South lot buyer will pay the City a cash consideration of $10 million plus any applicable GST. This is payable on the earlier of:
  - Settlement; and
  - 31 July 2029.
- The cash consideration will from 31 October 2028 and on the first day of every quarter, thereafter, increase by CPI until the cash consideration is paid. The Frame Court buyer will provide a guarantee and indemnity in relation to the payment of the cash consideration by The Avenue South buyer on the due date.
- From site possession, if Frame Court or The Avenue North is delayed beyond 30 months or The Avenue South is delayed beyond 36 months, at Hesperia's fault, the buyer will be required to pay the City a daily amount until practical completion is achieved. The daily amount is an amount equal to 1/365 of the estimated annual rates and taxes that the City would be entitled to charge as if that part of the overall development was completed minus the rates and taxes that Hesperia is paying the City at the time. The compensation amount will be capped.
- Relating to the Frame Court Car Park site development, a bank guarantee in the amount of $4,500,000 will be provided to the City. The bank guarantee will reduce to $1 million when the car park to be constructed on the Frame Court Car Park site is certified to be at 50% completion. The bank guarantee will be returned on practical completion of the car park.

Proposal Overview

The proposal by Hesperia for the redevelopment of The Avenue and Frame Court, Leederville is outlined in **Appendix 1**. This includes a visual representation of the facilities and services provided as summarised below:

- 484 public car parking bays available to the public 24 hours a day, 7 days a week, unless approved otherwise by the City.
- An additional estimated 148 public car parking bays, available to the public on weekends and between 5:30pm and midnight on weekdays, unless approved otherwise by the City.
- A minimum of 262 public car parking bays available to the public 24 hours a day 7 days per week during the course of development of the land, unless approved otherwise by the City. The City and Hesperia will use their best endeavours to keep any existing parking bays situated available to be used by the public for as long as possible throughout construction.
- 5 Star Green Star achieved plus a targeted net zero carbon approach through 80% diversion from landfill and net zero build.
- Consideration of a design competition process that the City's representatives would be involved in.

The Avenue Site – Overall

- Retail uses on the ground floor fronting the proposed Little Oxford Lane and both northern and southern side of the Community Plaza.
- 16 public bays in the Community Plaza to be available to the public 24 hours a day, 7 days a week, unless approved otherwise by the City.
- The delivery of a laneway along the eastern side of The Avenue site between The Avenue and the Water Corporation easement called Little Oxford Lane (this would contribute towards Development Incentives for Community Benefit under the Leederville Precinct Structure Plan).
- The delivery of an approximately 2,079 square metre Community Plaza between The Avenue North and South sites that sits within road reserve dedicated with and managed by the City (this would contribute towards Development Incentives for Community Benefit under the Leederville Precinct Structure Plan).
- Extension of The Avenue as a 10 metre wide road through to Leederville Parade (this would contribute towards Development Incentives for Community Benefit under the Leederville Precinct Structure Plan).
- Roads, laneways and pedestrian connections to be fully constructed, furnished, landscaped and initially maintained at the cost of Hesperia.

The Avenue North Site

- 217 public car parking bays provided in the multi-use building, inclusive of 37 bays at-grade, to be available to the public 24 hours a day, 7 days a week, for a minimum of 40 years, unless approved otherwise by the City.
- Prior to The Avenue North lot buyer entering into a lease of the car park to be developed on The Avenue North site with any person, it must provide the City with the first right to enter into the car park lease. If the City elects to enter into the car park lease, the City will rent and operate the car park with the right to input its own operator to operate the car park at any time. If the City wishes to take a lease and the City and The Avenue North lot buyer are unable to agree the car park design to the level of detail required in order to submit a development application or for inclusion in the building contract, an expert determination process will apply and both parties will be bound by the outcome of that process.

The Avenue South Site

- Mix of residential uses, unless approved otherwise by the City.

Frame Court Site – Overall

- There will be one combined development application for both the car park and the office.
- The different components of the development will be integrated.
- To achieve economies of scale, minimise the overall construction period, minimise the period when parking bays will be impacted and to minimise impacts on the amenity of the area during construction, the Frame Court Development and Frame Court Car Park will be developed together, unless otherwise approved by the City. The works for the development on the Frame Court Development site must commence before practical completion is reached on the Frame Court Car Park site, unless otherwise approved by the City.
- Delivery of the Frame Court extension, a 12.2 metre wide road reserve connecting Frame Court to the Water Corporation easement along the eastern side of the Frame Court Car park site (this would contribute towards Development Incentives for Community Benefit under the Leederville Precinct Structure Plan).
- Delivery of Georgiana Walk, a 6 metre wide laneway running along the northern side of the Frame Court Car Park site (this would contribute towards Development Incentives for Community Benefit under the Leederville Precinct Structure Plan).
- Roads, laneways and pedestrian connections to be fully constructed, furnished, landscaped and initially maintained at the cost of Hesperia.
- 25 public car parking bays at-grade in the Frame Court Extension road reserve dedicated with and managed by the City, to be available to the public 24 hours a day, 7 days a week, unless otherwise determined by the City.

Frame Court Car Park Site

- Frame Court Multi-Storey Public Car Park to be on an approximately 1,615 square metre parcel of green title freehold land with the car park and land to be wholly owned by the City.
- Hesperia to construct the car park on the Frame Court Car Park site for the City, at Hesperia's cost. The cost to construct the car park is estimated to be approximately $20.4 million.
- 226 public car parking bays provided within the City's car park, available to the public 24 hours a day, 7 days a week, unless otherwise determined by the City.

- Car park to be 3.5 metres floor to ceiling, rather than floor to floor, or otherwise agreed by the City during the car park design, to consider the car park efficiency.
- Provision for eight EV charging bays on the ground floor and provision for conduit space for cabling to each bay to be funded by Hesperia.
- At practical completion of the Frame Court Car Park site, the City would grant Hesperia an easement for vehicle and pedestrian access purposes to enable access via the first floor of the Frame Court Car Park site to the parking area of the Frame Court Development site.
- Floorspace of approximately 1,275sqm would be provided within the Frame Court Multi-Storey Public Car Park, comprising of the below or other locations or commercial structures to be agreed by the City, to be provided at the cost of Hesperia (these would contribute towards Development Incentives for Community Benefit under the Leederville Precinct Structure Plan):
  - Community/art incubator hub - approximately 95sqm
  - Community end-of-trip facilities including public toilets - approximately 300sqm – fit out
  - Community rooftop active space - approximately 880sqm

Frame Court Development Site

- Hesperia will grant the City and the public access by way of a management and/or licence agreement to the estimated 148 car parking bays within the Frame Court Development site on weekends and after 5:30pm on business days, unless otherwise approved by the City. No fee will be payable for this right, but Hesperia will be entitled to be reimbursed reasonable costs associated with the parking arrangement. This is a significant and unique benefit being offered to the City by Hesperia.
- Retail uses to be provided on the ground floor fronting Georgiana Walk, Oxford Street Reserve and the building currently addressed 60A Frame Court.
- Mix of uses to be provided including office, unless approved otherwise by the City.
- Pedestrian access and ground floor activation is being maximised because the Frame Court Development site and the Frame Court Car Park site will share one car parking ramp.

It is possible that changes will be made as the development progresses. Significant changes will require the prior agreement from the City. For example, it may be that at the time a stage of the development is ready to be progressed there is a development outcome, a car parking outcome or a financial outcome that is more beneficial to the City. Also, for example, Hesperia may have a good reason to want to develop both The Avenue North site and The Avenue South site concurrently. Provided that the City is satisfied that the City is not disadvantaged by such changes and such changes do not produce a worse financial outcome for the City then the City may decide to agree to changes to the development.

EXPECTED FINANCIAL EFFECT ON THE LOCAL GOVERNMENT

Land Valuation

The City received a land valuation on 2 April 2023 to assess the current market value of The Avenue and Frame Court car parks under the following scenarios:

- Development Site: 'As is' with highest and best use being as mixed-use development sites in accordance with the draft Leederville Precinct Structure Plan (LPSP), disregarding any public car parking provision or requirement.
- Car Park Use: 'As is', with highest and best use limited to being operational, open air car parks for the long term, with regard to the existing concessional / discounted parking tariffs currently in place.

After receipt of that valuation the City considers that value of the two car park sites is as follows:

The Avenue:

- Development Site: $20,000,000 exclusive of GST
- Car Park Use: $8,500,000 exclusive of GST

Frame Court:

- Development Site: $10,750,000 exclusive of GST
- Car Park Use: $6,200,000 exclusive of GST

The future state as a development site offers the most value to the City making it the highest and best use. Development of the site would also align with the LPSP vision of this land.

Construction Value of Project

The estimated indicative construction value of the project being delivered by Hesperia is as below:

- The Avenue North: $76,642,717
- The Avenue South: $125,026,497
- Frame Court overall development $113,616,386

City Revenue

Current State – Operating Car Park

Net Cashflows over 20 years (Revenue less operating/capital expenditure)	$69.37m
Net Present Value discounted at 6% over 20 years (Revenue less operating/capital expenditure)	$37.30m

Note that revenue includes estimated carparking income and infringements. There are no rates received though the current operating car park.

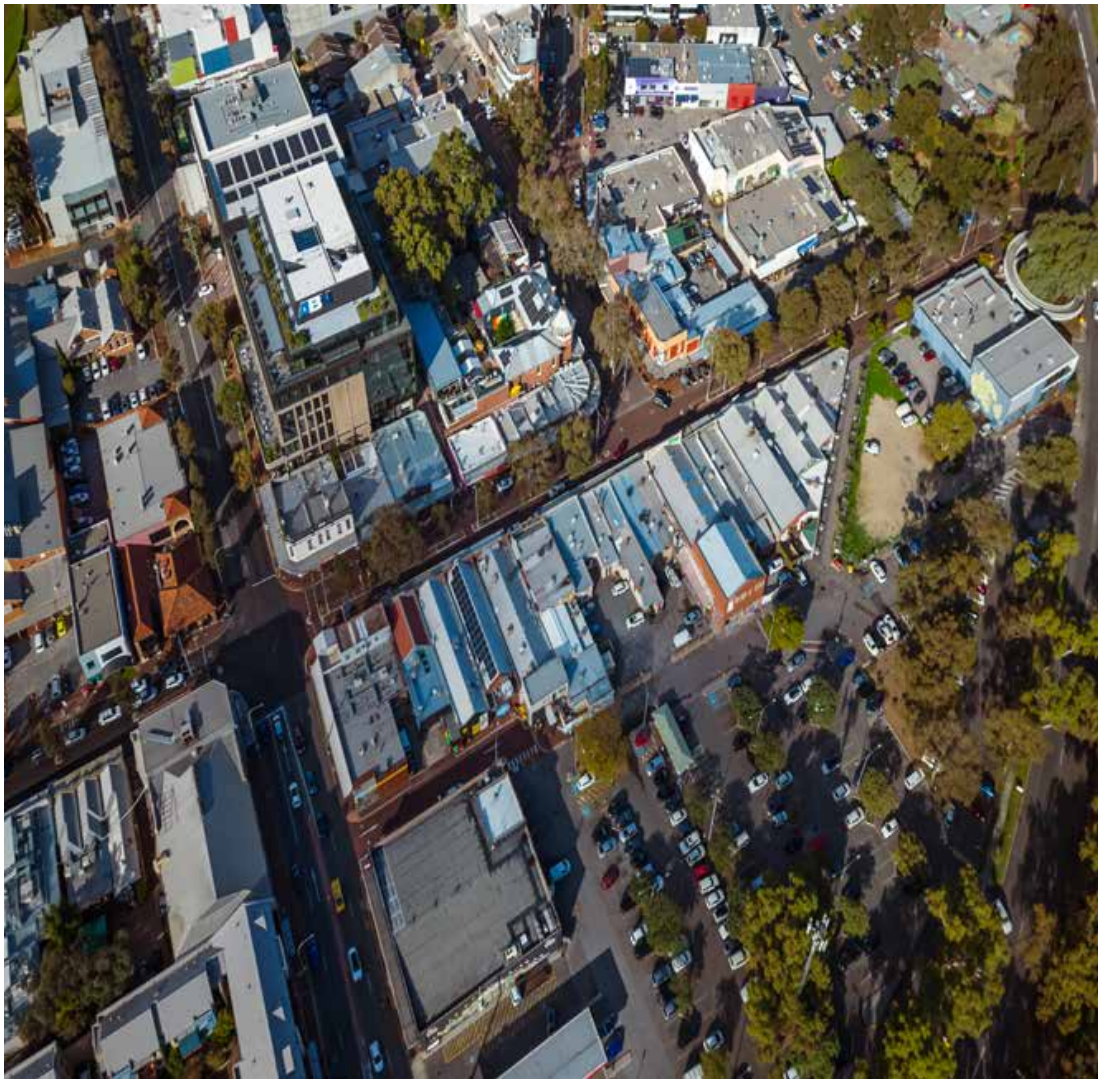
Future State – Proposed Development

	At Grade Car Park Rates	Multi-Story Car Park Rates
Net Cashflows over 20 years (Revenue less operating/capital expenditure)	$74.73m	$84.85m
Net Present Value discounted at 6% over 20 years (Revenue less operating/capital expenditure)	$40.16m	$45.13m

Note that revenue includes estimated rates revenue, carparking income and infringements.

Summary including Impacts to Long Term Financial Plan

Noting the project would have positive economic benefit to the Leederville precinct, the proposed development would reduce the City's net surplus in financial year 2025/26 ($0.6m) of the Long Term Financial Plan. Council may need to consider additional rate rises or a deferral of capital/ operating expenditure to achieve a balanced budget in those years.



ABILITY OF THE LOCAL GOVERNMENT TO MANAGE THE UNDERTAKING OR THE PERFORMANCE OF THE TRANSACTION

Hesperia are an organisation with significant experience and a track record of delivering large scale urban renewal projects. The City will engage suitably qualified consultants as required to advise the City.

Timeline

The development timeline is outlined in **Appendix 1**.

The Frame Court site will be developed first. The Avenue North site and The Avenue South site will be developed in that sequence after the Frame Court site unless the City agrees otherwise.

The Avenue North and The Avenue South site will not be transferred to Hesperia until the construction of the car park on the Frame Court Car Park site has been practically completed unless the City agrees otherwise.

Risks

The City engaged Estill and Associates to run a risk workshop to identify any potential risks associated with the redevelopment proposal details and process. These risks were workshopped to determine ways to minimise and manage any risk. A further workshop will be run on this Business Plan and the major land transaction. Some of the identified risks that will be mitigated are listed below:

- Impacts for nearby land uses including the skate park and YMCA.
- The MRS Amendment for the Main Roads road reserve is not progressed.
- The Water Corporation and Western Power do not allow the subdivision works to be bonded and therefore car parking is taken offline earlier than anticipated.
- The Leederville Town Centre vacancies and trade levels mean that parking demand decreases, reducing parking revenue to the City. This is currently a risk to the City and the development is proposed to reduce this risk.
- Hesperia becomes insolvent or claims financial duress during the delivery process.
- Construction commences but is not completed.

Future Process

The process would involve the following steps:

1. The City gives public notice of the Business Plan following approval of Council. (complete)
2. After receiving submissions, the Council decides whether or not to proceed with the proposed transaction outlined within the Business Plan.
3. If proceeding, the Council will request the CEO progresses signing and executing a non-binding Heads of Agreement based on the details in this Business Plan.
4. If not proceeding or proceeding in a manner that is significantly different from the Business Plan, then the City may by notice terminate the Heads of Agreement. For a period of two months following the termination the City will not sell, agree to sell, lease or otherwise dispose of the land or discuss or negotiate a proposal with any party.
5. The parties commence negotiations regarding the transaction documents and endeavour to agree the terms of the transaction documents.

An exclusivity period of 9 months from the execution of the Heads of Agreement, to enable the contracts to be entered into if the Business Plan is endorsed. During the exclusivity period, the City and Hesperia agree to exclusively negotiate with respect to the proposed transaction.

The exclusivity period would terminate if the Business Plan is not adopted by Council.

The City or Hesperia may terminate the Heads of Agreement if the parties have not entered into the transaction document by the end of the exclusivity period or if the parties agree that the negotiations have irretrievably broken down. On termination, neither the City of Hesperia can claim or seek to recover from the other party any outgoings, liabilities, costs or expenses incurred.

Other Matters

If the City and Hesperia are unable to agree the Frame Court car park design to the level of detail required to submit a development application, then either party may terminate the agreement.

If the City and Hesperia are unable to agree the Frame Court car park design level of detail required for inclusion in Hesperia's building contract, then an expert determination process would apply.

SUMMARY OF MAJOR LAND TRANSACTION AND DISPOSALS OF PROPERTY

The costs to do the works to create the three new lots, being Lot #1 the Frame Court Development, Lot #1 The Avenue North and Lot # 2 The Avenue South amounts to approximately $8,443,592.

Frame Court – Overall

Sale

- The area of land is described on page 22.
- The buyer of the Frame Court Development site is Leederville Asset Pty Ltd ACN 669 462 702 as trustee for the FC Asset Trust.
- In certain circumstances the buyer may be changed to either Hesperia Property Pty Ltd ACN 641 894 340 or Leederville Asset Pty Ltd ACN 669 462 702 as trustee for the Leederville Asset Trust.
- If Hesperia Property Pty Ltd is not the buyer, then Hesperia Property Pty Ltd will guarantee to the City the obligations of the buyer.
- The consideration to be received by the City for the sale of Lot #1 the Frame Court Development, Lot #1 The Avenue North and Lot # 2 The Avenue South is the doing of the works required to create the three new lots, the freehold realisation of the proposed Frame Court Car Park owned by the City with an indicative market value of $21,700,000 and $10 million dollars in additional cash consideration.
- The market value of Lot #1, the Frame Court Development is $3,904,302.
- The buyer will construct the development on the Frame Court Development land.
- If the buyer does not achieve practical completion of the Frame Court Development land by 30 months after being given possession of the land, then the buyer must compensate the City by way of an amount equal to the rates revenue forgone by the City. The compensation amount will be capped.
- If the buyer does not achieve practical completion of the car park on the Frame Court Car Park site within 18 months of being given possession of that land, then the buyer must pay the City a daily amount of compensation. The compensation amount will be capped.
- The freehold realisation of the proposed Frame Court Car Park owned by the City with an indicative market value of $21,700,000.

Access Easement

- The City's car park on the Frame Court Car Park site will serve as access to the car park located within the Frame Court Development site.
- Access to the car parking located within the Frame Court Development site will be from the second floor of the City's car park on the Frame Court Car Park site.
- The City will grant the buyer of the Frame Court Development site an easement over part of the City's adjoining Frame Court Car Park site starting at street level and extending to the first floor, to facilitate access and egress for the improvement on the Frame Court Development site.
- The recipient of the easement will be the buyer as described above.
- No additional consideration is to be received by the City specifically for the grant of the easement.
- The market value of the easement is approximately $1,600,000. The easement value benefit is equivalent to the full value of an easement 8.0m wide and full depth of the lot.

Buyback Right

- The City will have the right to buy back the Frame Court Development site from the buyer if the buyer does not achieve material commencement of the adjoining car park development on the Frame Court Car Park site, within six months of being given possession of the Frame Court Car Park site.
- Material commencement means construction of the ground floor slab.
- The buyback price will be a nominal amount.

After Hours Rights

- The buyer will grant the City and the public access by way of a management and/or licence agreement to the first four levels of car parking of the Frame Court Development site building after 17h30 on business days and at any time on weekends.
- It is anticipated that there will be approximately 148 bays.
- No fee will be payable for this right, but the buyer will be entitled to be reimbursed reasonable costs associated with the parking arrangement.
- The City may charge the public fees to use this parking area. This right will apply for 40 years.
- There will be a deed in place to ensure future owners and mortgagees are bound by this right.

Short Term Lease

- It is anticipated that the buyer will start development works promptly following settlement. If there are delays the buyer will lease the Frame Court Development site back to the City at a peppercorn rent so that the City can continue to use the Frame Court Development site for public parking until the buyer is ready to start development works.

The Avenue North

Sale

- The area of land is described on page 21.
- The buyer is Leederville Asset Pty Ltd ACN 669 462 702 as trustee for the AN Asset Trust.
- In certain circumstances the buyer may be changed to either Hesperia Property Pty Ltd ACN 641 894 340 or Leederville Asset Pty Ltd ACN 669 462 702 as trustee for the Leederville Asset Trust.
- If Hesperia Property Pty Ltd is not the buyer, then Hesperia Property Pty Ltd will guarantee to the City the obligations of the buyer.
- The consideration to be received by the City for the sale of Lot #1 the Frame Court Development, Lot #1 The Avenue North and Lot # 2 The Avenue South is the doing of the works required to create the three new lots, the freehold realisation of the proposed Frame Court Car Park owned by the City with an indicative market value of $21,700,000 and $10 million dollars in additional cash consideration.
- The market value of Lot #1, The Avenue North is $9,720,522.
- The buyer will construct its development on the #Lot 1 The Avenue North.
- If the buyer does not achieve practical completion of development by 30 months after being given possession of the lot, then the buyer must compensate the City by way of an amount equal to the rates revenue forgone by the City. The compensation amount will be capped.

Restrictive Covenant

- At settlement of the transfer of The Avenue North site, the buyer will grant the City a restrictive covenant over The Avenue North site.
- The restrictive covenant will prohibit development of The Avenue North unless that development includes a car park comprising at least 217 bays.
- The restrictive covenant will require the car parking area of The Avenue North site to be used as a car park for 40 years.
- No additional consideration is paid by the City to the buyer specifically for the grant of this right.

Right to Lease

- The buyer will grant the City a right to lease the car parking area to be constructed as part of The Avenue North site development.
- The lease will be a net lease at a market rent.
- The City is not required to take the lease.
- The City will have the ability to match an offer to lease that the buyer receives from a car park operator if the City wishes to do so.

Buyback Right

- The City will have the right to buy back The Avenue North site from the buyer if the buyer does not achieve material commencement of the development within six months of being given possession of The Avenue North site.
- Material commencement means construction of the ground floor slab.
- The buyback price will be a nominal amount.

Short Term Lease

- It is anticipated that the buyer will start development works promptly following settlement. If there are delays the buyer will lease The Avenue North site back to the City at a peppercorn rent so that the City can continue to use The Avenue North site for public parking until the buyer is ready to start development works.

The Avenue South

Sale

- The area of land is described on page 21.
- The Buyer is Leederville Asset Pty Ltd ACN 669 462 702 as trustee for the AS Asset Trust.
- In certain circumstances the buyer may be changed to either Hesperia Property Pty Ltd ACN 641 894 340 or Leederville Asset Pty Ltd ACN 669 462 702 as trustee for the Leederville Asset Trust.
- If Hesperia Property Pty Ltd is not the buyer, then Hesperia Property Pty Ltd will guarantee to the City the obligations of the buyer.
- The consideration to be received by the City for the sale of Lot #1 the Frame Court Development, Lot #1 The Avenue North and Lot #2 The Avenue South is the doing of the works required to create the three new lots, the freehold realisation of the proposed Frame Court Car Park owned by the City with an indicative market value of $21,700,000 and $10 million dollars in additional cash consideration.
- The market value of Lot # 2, The Avenue South is $5,635,476.
- The buyer is required to pay the City $10 million on the first to occur of 31 July 2029 and the transfer of Lot #2 The Avenue South to the buyer.
- For the period between 31 October 2028 and settlement, the $10 million will increase by CPI on the first day of each quarter until paid. The Frame Court buyer will provide a guarantee and indemnity in relation to the payment of the cash consideration by The Avenue South buyer on the due date.
- If the buyer does not achieve practical completion of development by 36 months after being given possession of the lot, then the buyer must compensate the City by way of an amount equal to the rates revenue forgone by the City. The compensation amount will be capped.

Short Term Lease

- It is anticipated that the buyer will start development works promptly following settlement. If there are delays then the buyer will lease The Avenue South site back to the City at a peppercorn rent so that the City can continue to use The Avenue South site for public parking until the buyer is ready to start development works.

@cityofvincent | VINCENT.WA.GOV.AU

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

Leederville Town Centre Redevelopment

Proposed Concept and Vision

HESPERIA

CITY OF VINCENT

Hesperia acknowledges and pays respect to the past, present and future Traditional Custodians and Elders of the Noongar nation and the continuation of cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander peoples.

OUR INVOLVEMENT WITH LEEDERVILLE SPANS OVER 30 YEARS, AND DURING THAT TIME WE'VE HAD THE PLEASURE OF DELIVERING AND OPERATING SEVERAL NOTABLE PROJECTS IN THE THRIVING TOWN CENTRE.

Electric Lane Initiative
Delivered by Hesperia

FOREWORD

Hesperia are delighted to introduce our proposal for the Leederville Town Centre Redevelopment.

Our Proposal is anchored by the following key principles:

1. **Deliver activation that complements, not competes**
   We are uniquely positioned to deliver excellent masterplanned outcomes given our existing presence in the precinct and our relationships with key surrounding property owners.
2. **Embody a meaningful commitment to sustainability**
   The Town Centre will be an exemplar green precinct. Hesperia brings a track record of delivering on sustainability outcomes at the high level expected by the City of Vincent ("City") and community.
3. **Deliver certainty**
   The design must be deliverable and financially feasible to avoid leaving the City with an outcome that cannot be achieved - as evidenced by our track record.
4. **Retain and improve public parking outcome**
   We recognise the importance of retaining this amenity for local businesses, residents and Town Centre visitation.
5. **Deliver a sustainable earnings stream for the City**
   Ensuring the City can rely on continued parking revenue to fund ongoing costs and other initiatives.
6. **Commitment to a design selection and competition process**
   Ensures an urban design and architectural outcome that Leederville and its community will be proud of.

Operating in Leederville for over 30 years, we've built enduring relationships, a strong understanding of the local dynamics, and we are invested in the long term success of the Town Centre.

We look forward to continuing to work with the City on this exciting opportunity.

Sincerely

Adrian Fini **Ben Lisle**

The proposed concept and vision detailed throughout this document represents an outcome based on Hesperia's response to the City of Vincent's Request for Proposals for the Leederville Town Centre Redevelopment.

All images are artists impressions.

All numbers and areas are indicative, subject to further due diligence and detailed design.

KEY DEVELOPMENT DELIVERABLES

Our Proposal introduces a carefully selected mix of land uses to the Leederville Town Centre.

We're prioritising the creation of local activation points, including generous green spaces for the community.

Hesperia will introduce a sustainable and balanced level of residents, workers and visitors. Importantly, we have been deliberate in not overburdening a particular use with the understanding of future development opportunities across the broader Town Centre precinct.

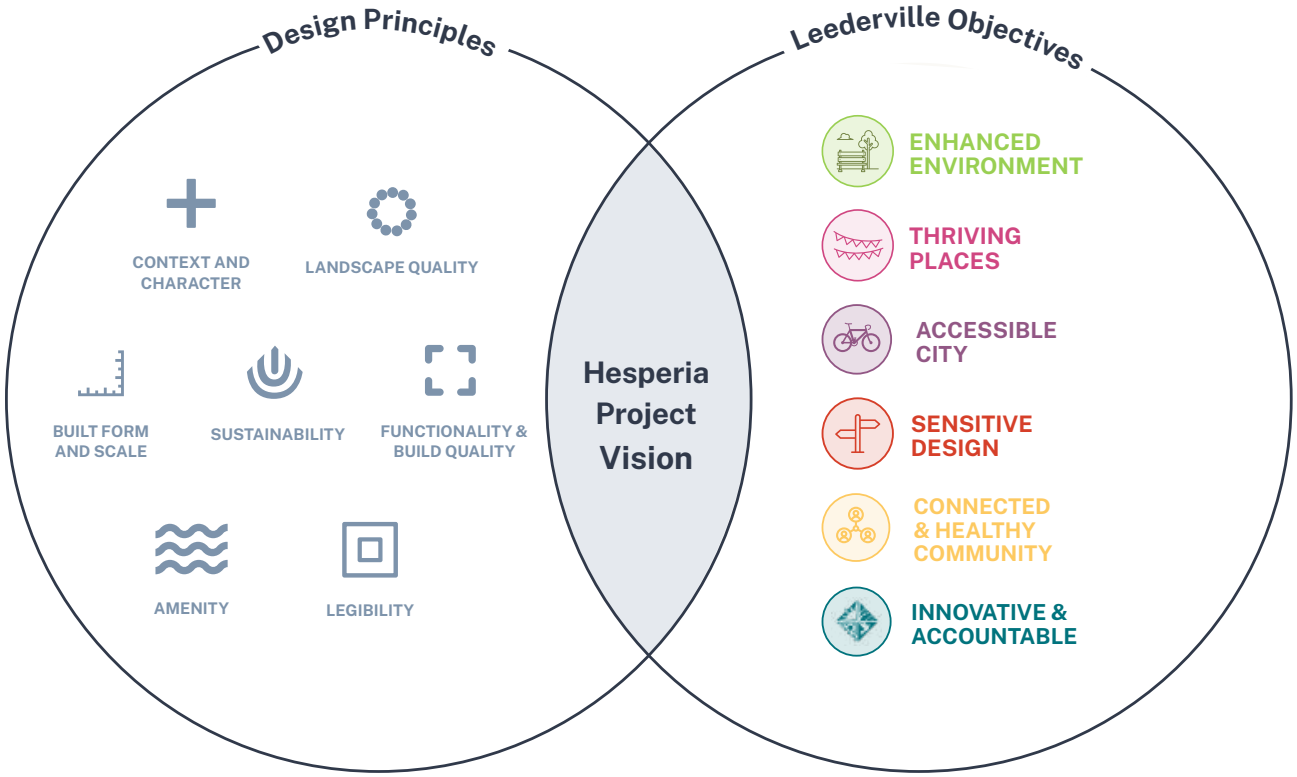
Importantly, Hesperia have a proven track record of funding and delivering high quality precinct developments of this scale, complexity and diversity. Our notable experience spans a range of property classes, including award-winning F&B venues, hotels, residential, boutique retail, office, medical and commercial.

	Diverse and Complementary Land Uses	Residential (e.g. BTR, BTS, short-stay/hotel), office, medical, boutique retail, supermarket/ grocer, F&B, community spaces.
	Active Public Realm	Activated and vibrant public realm with retail uses on the ground floor fronting Georgiana Walk, Frame Court POS, and YMCA Curated retail uses on the ground floor fronting Little Oxford Lane and both northern and southern sides of the Community Plaza.
	Design Collaboration	Commitment to a design selection and competitive process across the precinct with input from the City to ensure an architectural outcome that Leederville's community can be proud of.
	Hesperia Will Deliver Certainty for the City of Vincent	Hesperia have a proven track record delivering high quality precincts with this scale, complexity and diversity. Our experience includes all proposed uses (e.g. residential, office, medical, F&B, hotel, short-stay).
	5 Star Green Star + Net Zero Carbon	5 Star Green Star achieved plus targeted net zero carbon approach through an estimated 80% diversion from landfill and net zero build

VISION

Vibrant and Liveable Community

Guided by both the City of Vincent's Leederville 'Objectives' and 'Design WA Design Principles', our Proposal will deliver a built environment that reflects the distinctive characteristics of Leederville and contributes to providing a vibrant and liveable community in the heart of Leederville.



VISION

Hesperia's vision seeks to revitalise and connect the Leederville Town Centre reinforcing a sense of relevance and identity, that looks to the future and at the same time, respects the history and celebrates the connection to place.

PLACE & DESIGN

The development draws upon Leederville's existing vibrant culture and strong sense of community.

Our architecture and design processes will ensure an outcome is delivered that the community will be proud of.

LAYERED LANDSCAPES

The landscape design has a central focus, connecting the development and encourages strong urban links and neighborhood connection.

Through elevation and vertical layering, the design offers amenities to multiple planes and experiences within. The new development will support a series of elevated gardens and green roofscapes providing amenity through a sense of discovery and delight.

COMMUNITY CONNECTION

Creating communities is at the heart of our vision for this project. We draw upon Leederville's rich community culture, providing a tailored and complementary response to this vibrant place.

A mix of uses, with active edges, local providores and quality streetscapes that allow for authentic community connection will cement this project as a vibrant local destination.

A range of housing models will encourage diversity and affordability to promote Leederville as a place that all people can come to live, work and play.

RESPONSIVE

The Leederville Town Centre will be an exemplar green precinct. Hesperia brings a track record of delivering on sustainability outcomes at the high level expected by the City and community.

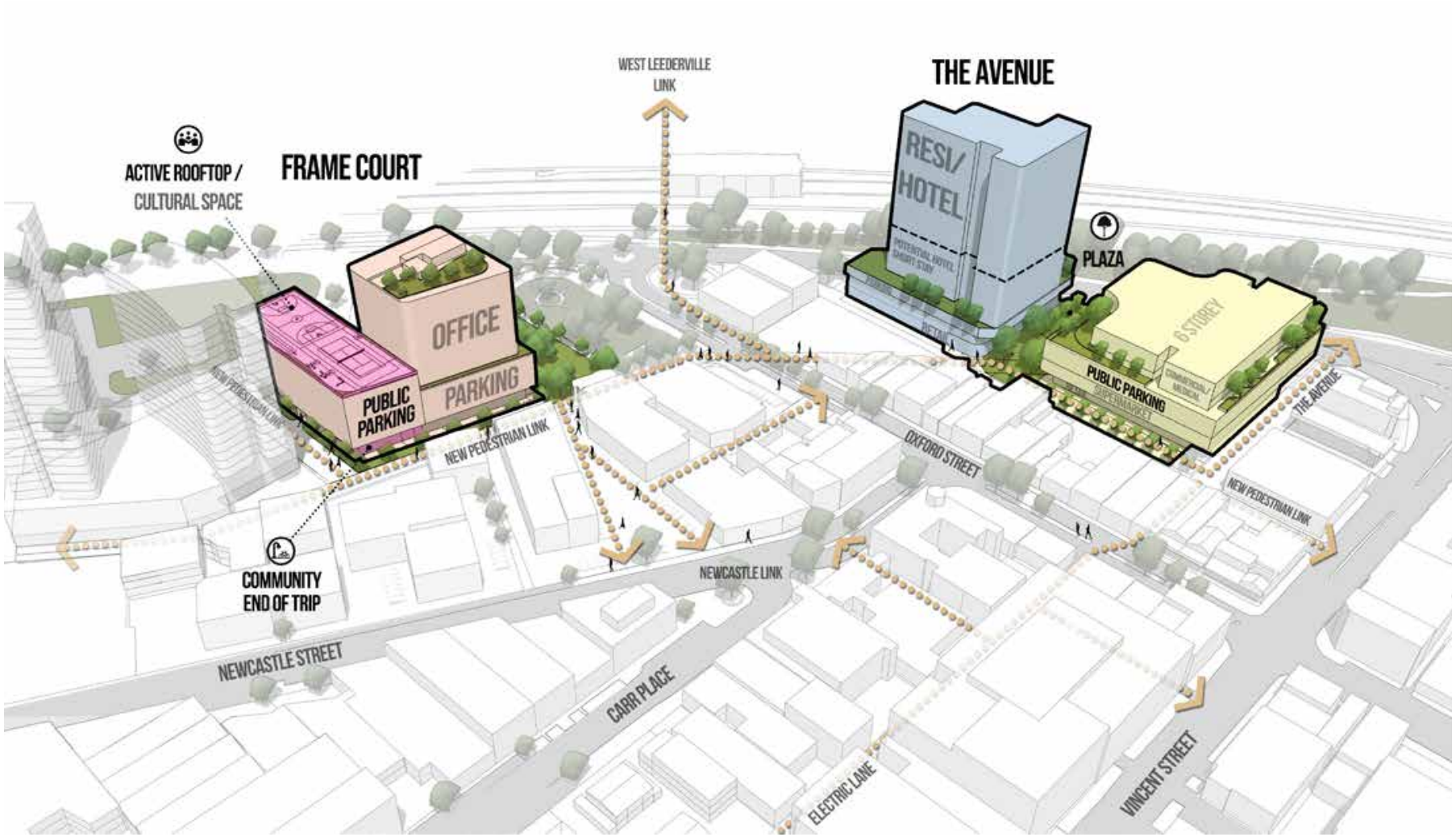
CONNECTIVITY

The scheme enhances connectivity between the urban blocks of The Avenue and Frame Court, knitting into the existing fabric of Leederville.

Through activation of key focal points, nodes and intersections, the value creation of quality placemaking and landscape provides a social and animated street life, enhancing the streetscape experience complementary to the exising urban grain.

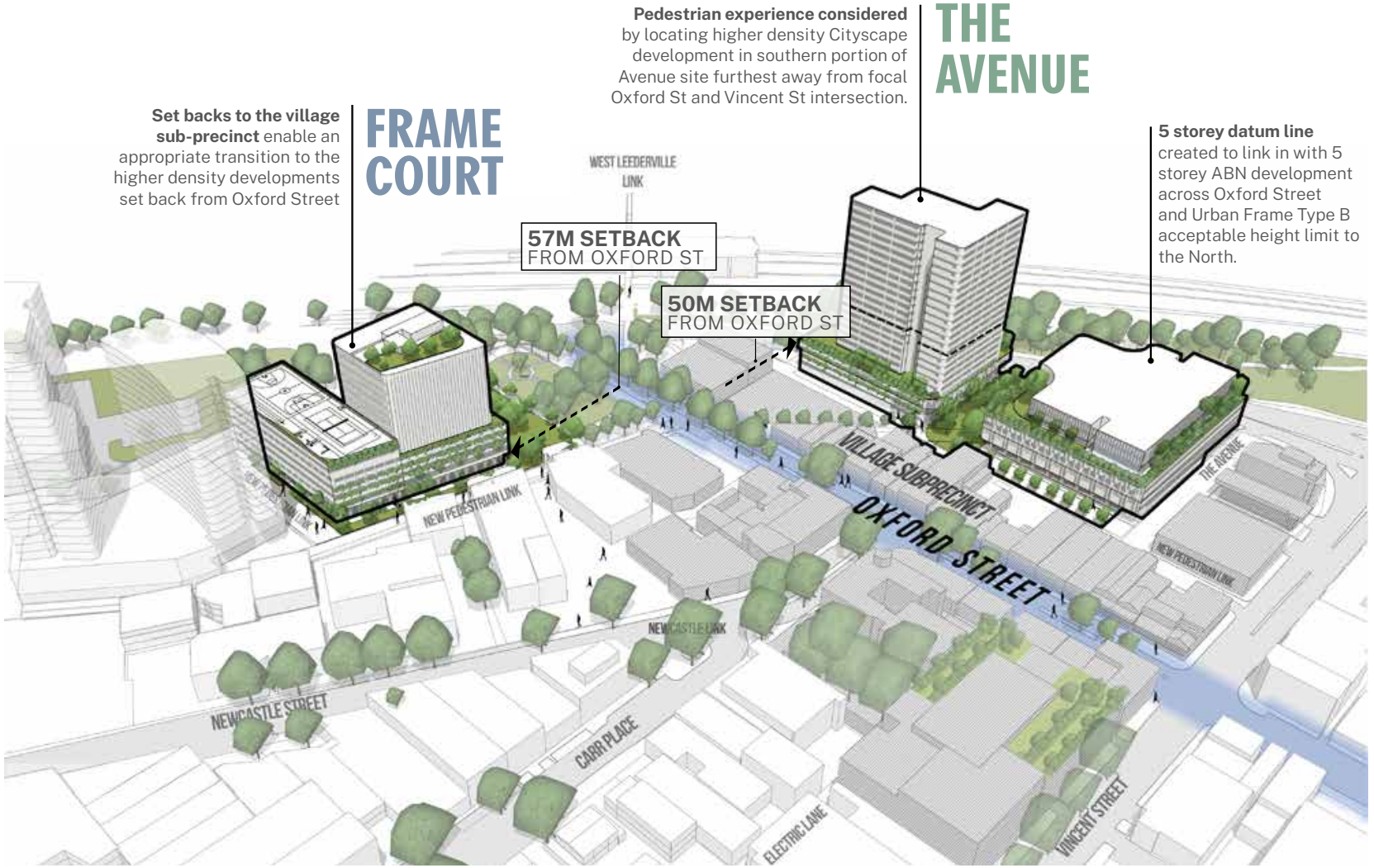
VISION

Diverse and Complementary Land Uses



VISION

Sustainable Relationship with Oxford Street

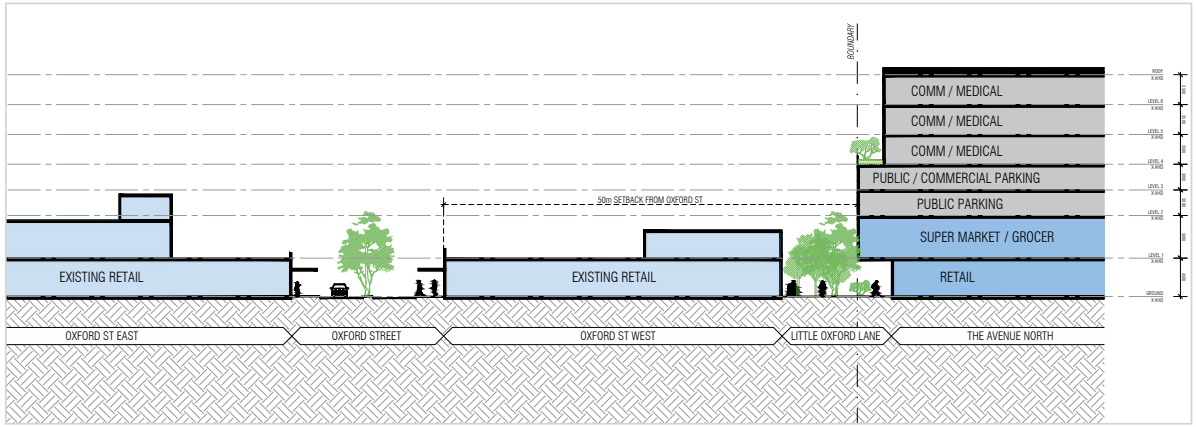


VISION

Sustainable Relationship with Oxford Street

With a scaled approach to urban density, the design proposition provides opportunities to connect the ground plane. The pedestrian connection from Oxford Street offers transitional scale that comfortably knits into the existing urban fabric that is anchored into everyday human experience.

SECTION A



TARGETED DEVELOPMENT TIMELINE

Hesperia understand that following the City of Vincent's advertising of a Business Plan in relation to this Proposal, the two parties will then enter a period of transaction negotiations before commencing planning and approval workstreams to support the staged development process.

The targeted timeline below should be considered as indicative based on information available at the time of the submission of the Proposal, that may be subject to change should a more beneficial development, car parking, or financial outcome be identified.

TRANSACTION DOCUMENTS

- Advertising period.
- Council approval.
- Completion of Transaction Documents.

PLANNING AND APPROVALS

- Planning scheme amendments.
- Lot amalgamation and subdivision design.
- First public carpark design agreed.

STAGE 1 FRAME COURT

- Detailed public carpark design, construction, and handover to the City of Vincent for 251 parking bays.
- Completion of first commercial development with mix of uses.
- Handover of public realm to the City of Vincent

STAGE 2 THE AVENUE NORTH

- Second public carpark design and construction.
- Second public carpark operational, with the City to have first rights to the management of 237 parking bays.
- Completion of second commercial development with mix of uses.
- Handover of public realm to the City of Vincent.

STAGE 3 THE AVENUE SOUTH

- Cash consideration paid to the City of Vincent.
- Final commercial development completed with mix of uses.
- Handover of remaining public realm to the City of Vincent.

2023 2025 2027 2029 2031

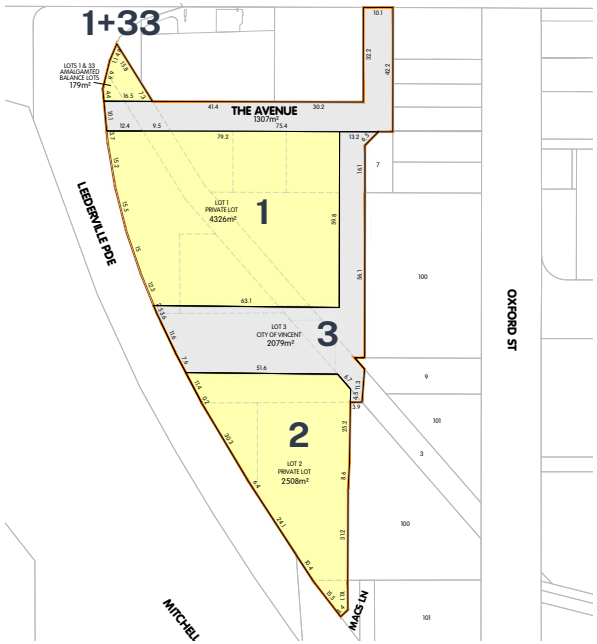
SUBDIVISION PLAN

Land Subdivision and Amalgamation

The lots are proposed to be amalgamated/subdivided to create three commercial redevelopment sites, plus an estimated 3,287m² of public realm handed back to the City via road reserve and freehold ownership (approximately 25% of total landholdings).

Avenue Site

This subdivision also proposes to amalgamate and subdivide City of Vincent owned lots to create two developed sites - Avenue North and Avenue South, plus public realm areas captured within proposed Lot 3.

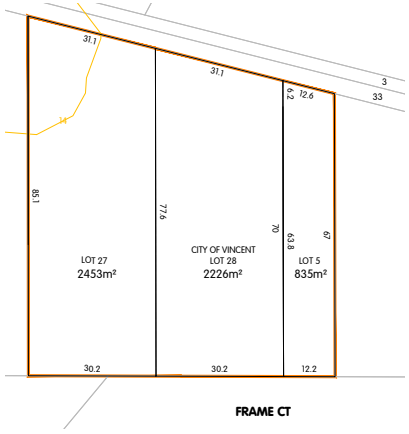


LOT NUMBER	AREA (APPROX)	PROPOSED OWNER
1	4,326m²	Hesperia
2	2,508m²	Hesperia
3 (road reserve)	2,079m²	City of Vincent
Balance Lot 1 + 33	179m²	City of Vincent

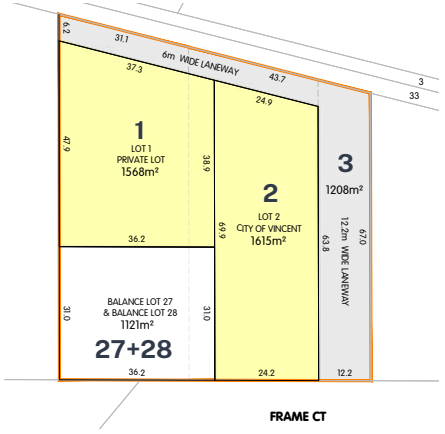
Frame Court Site

This subdivision also proposes to create existing Lot 5 as a road reserve to provide access to proposed Lots 2 and 3 and the 6.0m northern portion of existing Lots 27 and 28 as road reserve to provide for a pedestrian link and gazetted road access to proposed Lot 2. Note that the vehicular access for Lot 1 will be through Lot 2. This access will be protected via a rights of carriageway easement.

The 6.0m laneway (part of proposed Lot 3) is required to provide a continuous pedestrian link due to the Hip-E Club beer garden being constructed over the Water Corporation infrastructure corridor, which is proposed to accommodate the pedestrian link.



EXISTING LOT LAYOUT



PROPOSED LOT LAYOUT

LOT NUMBER	AREA (APPROX)	PROPOSED OWNER
1	1,568m²	Hesperia
2	1,615m²	City of Vincent
3 (road reserve)	1,208m²	City of Vincent
Balance Lot 27 + 28	1,121m²	City of Vincent

AERIAL PLAN

1. Retained by City of Vincent (future multi storey public carpark)
2. Land transferred to Hesperia
3. Retained by City of Vincent (future public realm)
4. Retained by City of Vincent (current carparking, future public open space as per the Leederville Precinct Structure Plan)
5. Land transferred to Hesperia (includes future multi storey public carpark)
6. Retained by City of Vincent (future public realm)
7. Land transferred to Hesperia

Community Facilities

End of Trip Facility

Rooftop Recreation Space

Art/Incubator Hub

PUBLIC CARPARK OFFER

THE AVENUE
233 PUBLIC BAYS

- 217 public bays provided in multi-use building (The Avenue North Carpark), with 37 bays at-grade.
- 16 public bays provided at-grade in the Community Plaza to be wholly owned by the City.

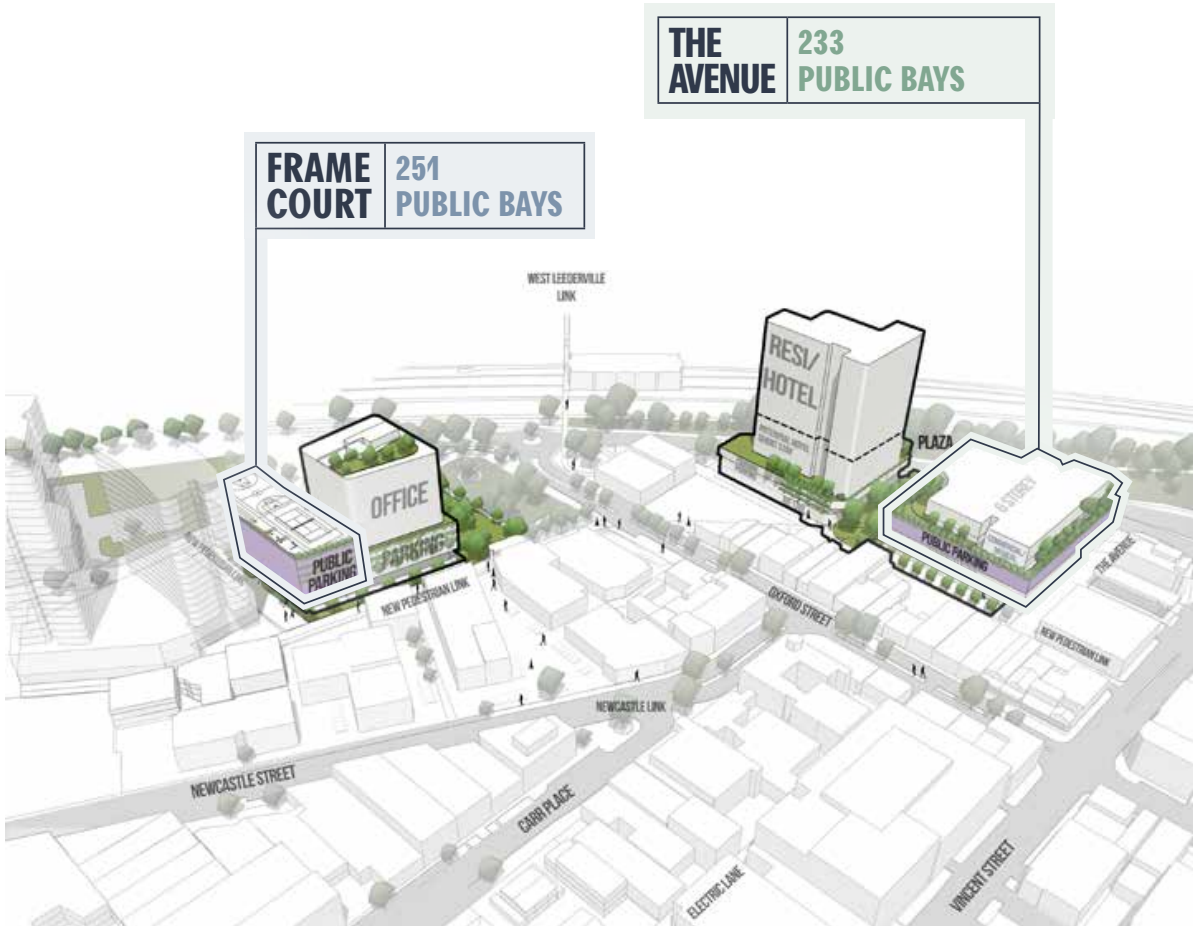
FRAME COURT
251 PUBLIC BAYS

- 226 public bays provided in new multi-storey carpark, freehold and wholly owned by the City, with 21 bays at grade.
- 25 bays retained at-grade in the Frame Court Extension to be wholly owned by the City.

+20

464 **Current Public Bays**

484 **Future Public Bays**
Plus approx. 148 bays for public after hours use



PUBLIC CARPARK OFFER

1 Net increase in public bays available

The City of Vincent will benefit from 20 more dedicated public car bays, plus a further approx. 148 bays that can be used by the public after hours.

2 Sustainable earnings and control for the City

The new multi-storey Frame Court public carpark will be fully owned by the City of Vincent ensuring they have full control and can receive ongoing parking revenue.

3 Supports precinct wide activation

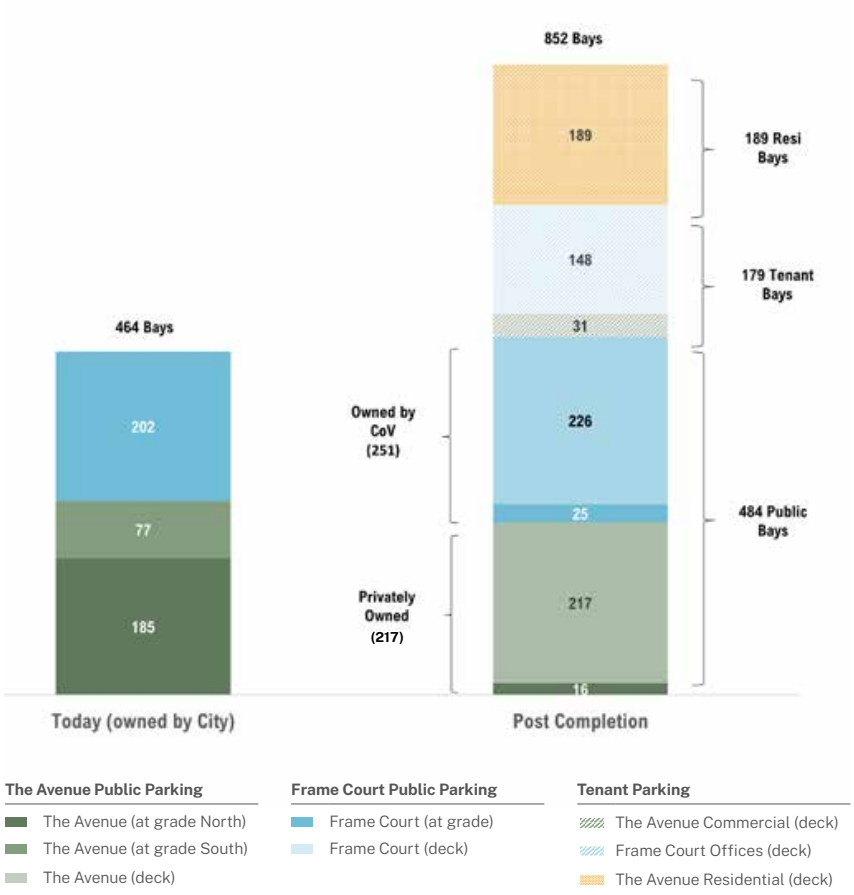
Public carparking is spread across Frame Court and The Avenue ensuring effective activation across both sites.

4 Development staging

We are able to effectively stage development to allow a minimum of 262 public carparking bays at all times during construction.

5 Sensitive integration

The provision of public carparking has been incorporated effectively without limiting the development potential or mix of uses for both sites.



Note: The public carparking outcome will be subject to change should revisions to the masterplan identify a more beneficial development, carparking or financial outcome.

PUBLIC CARPARK OFFER

The below summary highlights the net increase in public bays that Hesperia are delivering for the City and how an appropriate supply of public parking is maintained throughout the planning and development phase of the project.

The Avenue Public Parking

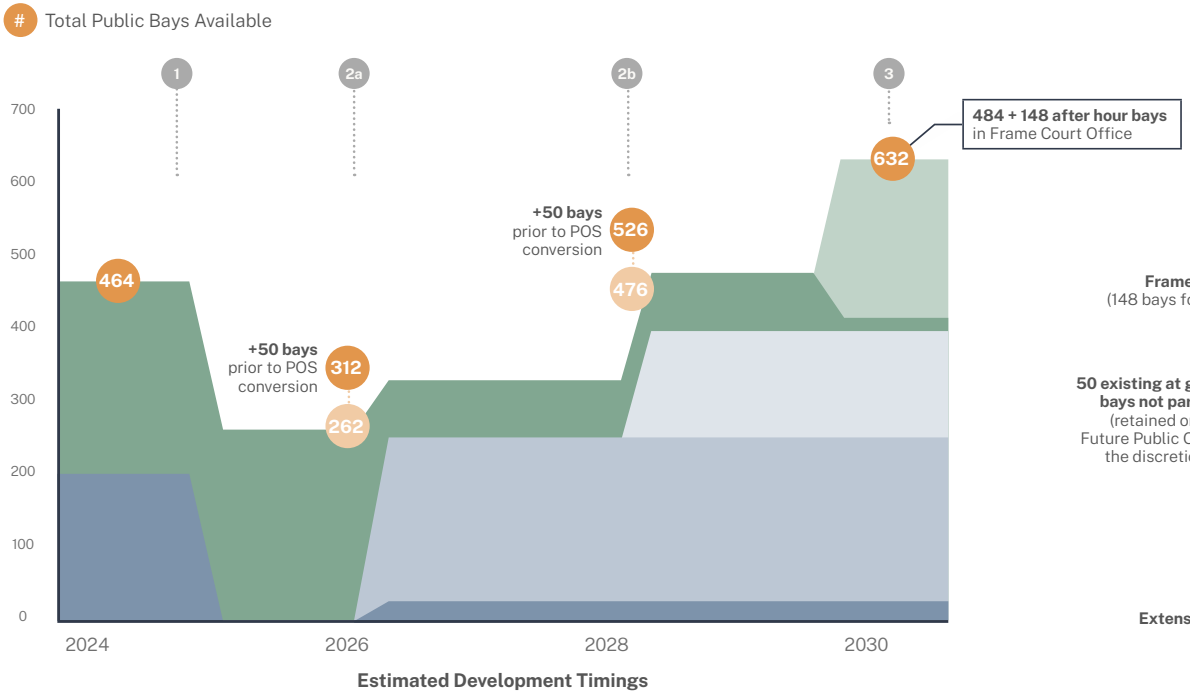
- The Avenue (at-grade)
- The Avenue (multi-storey)

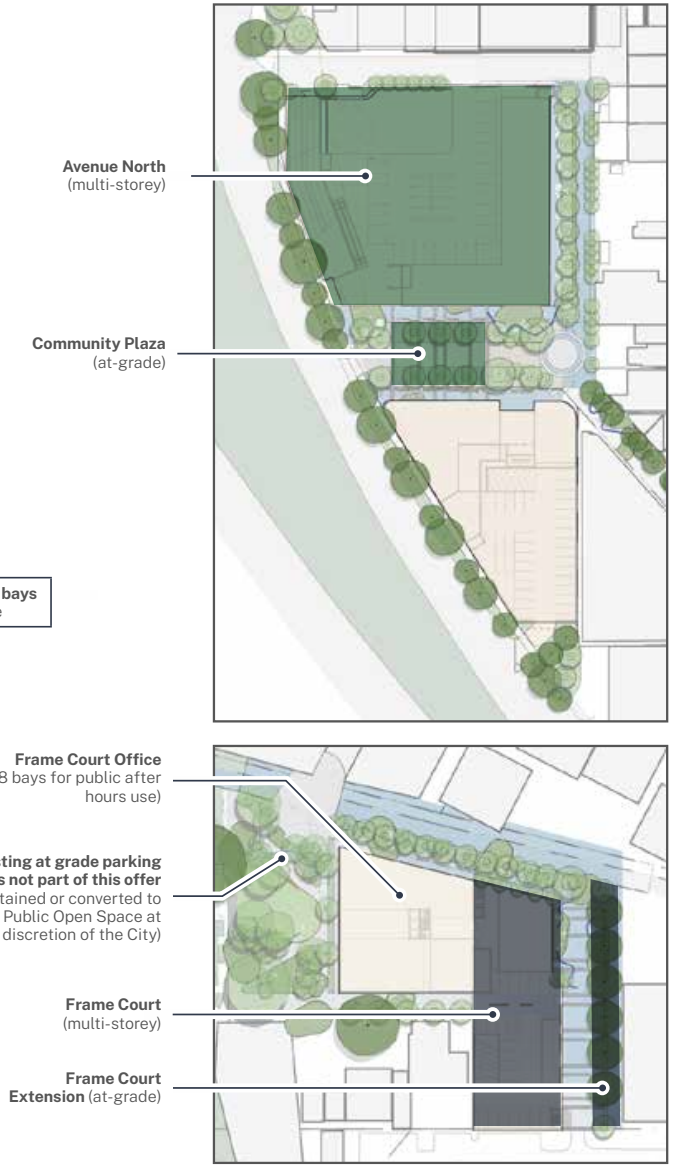
Frame Court Public Parking

- Frame Court (at-grade)
- Frame Court (multi-storey)
- Frame Court Office (after hours)

Construction Timeline

1. **Stage 1** - Construction begins on the Frame Court multi-storey Parking and Frame Court Office.
2. **Stage 2a** - Frame Court Carpark is completed, construction transitions to The Avenue North development.
2. **Stage 2b** - Frame Court Development is completed.
3. **Stage 3** - The Avenue North Carpark is commissioned and construction begins at The Avenue South development.



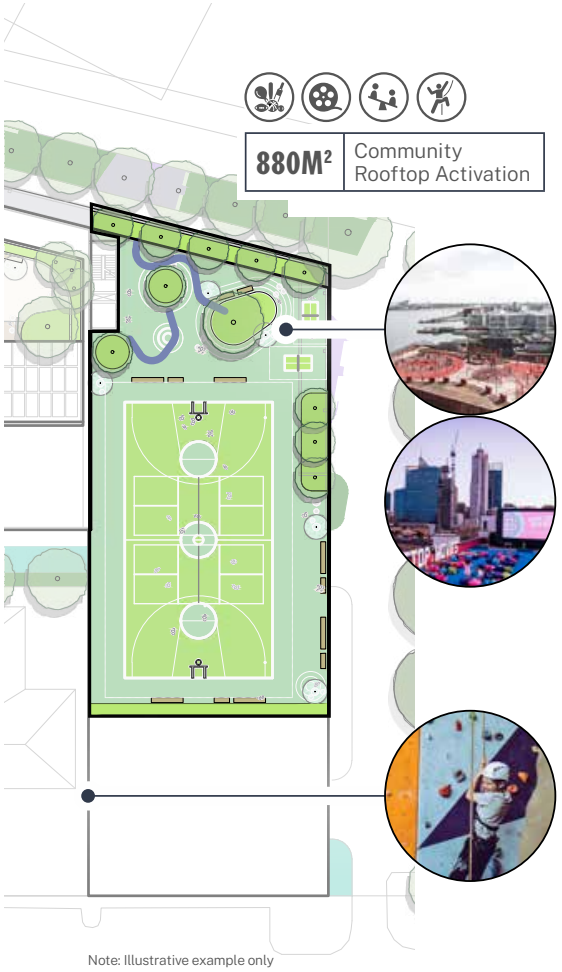


CIVIC AND COMMUNITY SPACES

Approximately 1,275m² of community civic spaces are proposed to be returned to the City under Freehold (Green Title) ownership as part of the Frame Court public carpark.

EOT Facilities	300m²
Community Art / Incubator Hub	95m²
Active Rooftop	880m²
Total (est.)	**1,275m²**

FRAME COURT PUBLIC CARPARK



Note: Illustrative example only

GROUND LEVEL 6

PUBLIC SPACE, PLAZAS AND LANEWAYS

THE AVENUE

Civic spaces have been used throughout the masterplan as tools for building separation and pedestrian connectivity. A large Community Plaza forms a green buffer between the residential tower in the south and the commercial tenancies to the north.

Existing linkages of Little Oxford Lane and the Infrastructure Corridor connecting the site to Oxford Street are also strengthened by the development. With the intention of creating many new opportunities for pedestrian movement throughout the precinct, we intend for these spaces to function as smaller plazas for the public and to be developed through high quality hard and soft landscaping.

All civic spaces will adopt Water Sensitive Urban Design (WSUD) principles and relink Leederville to its past as a connected wetland and ecological system, supporting healthy tree canopy and cool, nurturing spaces for everyone.

THE AVENUE | **2,079m² of Public Realm**

Public Realm ceded back to the City of Vincent includes:

Little Oxford Lane (est. 526m²)

- Low speed pedestrian friendly environment providing quality landscaping and breakout spaces for adjoining retail uses.
- Facilitates single way car access through The Avenue site and maintains accessibility to existing Oxford Street retail tenancies.

Community Plaza (est. 1,553m²)

- Facilitates western/eastern movement into and out of the Town Centre with connection to the Principle Shared Path.
- Accommodates a number of short term parking bays at-grade for retail use.

PUBLIC SPACE, PLAZAS AND LANEWAYS

THE AVENUE

Community Plaza and Little Oxford Lane
Conceptual Artist Impression

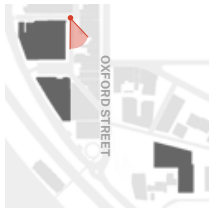
PUBLIC SPACE, PLAZAS AND LANEWAYS

THE AVENUE

Community Plaza
Conceptual Artist Impression

PUBLIC SPACE, PLAZAS AND LANEWAYS

THE AVENUE



Little Oxford Lane
Conceptual Artist Impression

PUBLIC SPACE, PLAZAS AND LANEWAYS

THE AVENUE

Little Oxford Lane
Conceptual Artist Impression

PUBLIC SPACE, PLAZAS AND LANEWAYS

FRAME COURT

The proposed new development at Frame Court will be embraced by several existing and future public spaces as well as critical new pedestrian laneway linkages. The two ground floor tenancies primarily front onto the future Public Open Space, featuring a colonnade that wraps around the majority of the development. Future linkages have been considered between the site and the new EG development where The Frame Court Extension provides a landscaped transition space between both developments.

We will look to work with stakeholders to develop a strategy for the Water Corporation Infrastructure Corridor forming a connecting green spine throughout the precinct. Proposed lanes and parks will work in concert with this spine and offer integrated and activated features such as linear play spaces, informal seating areas, creative & flexible performance spaces, shady tree canopy and integrated water management zones that also support urban biodiversity and cooling.

Public art will be integrated to create a dynamic and stimulating environment across the precinct.

FRAME COURT | **1,208m² OF PUBLIC REALM**

Public Realm ceded back to the City of Vincent includes:

Georgiana Walk (370m²)

- Pedestrian friendly environment providing quality landscaping and tying into the existing access link to Newcastle Street.
- Provides a key connection from the public carpark into the Town Centre, allowing buffer from the adjacent Water Corporation infrastructure corridor.

Frame Court Extension (838m²)

- Landscaped interface between adjoining development and facilitates access to the public carpark and at-grade parking.
- Provides a logical future connection to Newcastle Street/future development to the North.

PUBLIC SPACE, PLAZAS AND LANEWAYS

FRAME COURT

Frame Court Extension and Georgiana Walk
Conceptual Artist Impression

PUBLIC SPACE, PLAZAS AND LANEWAYS

FRAME COURT

Georgiana Walk
Conceptual Artist Impression

PUBLIC SPACE, PLAZAS AND LANEWAYS

FRAME COURT

PUBLIC SPACE, PLAZAS AND LANEWAYS

FRAME COURT

YMCA HQ Interface
Conceptual Artist Impression

LANDSCAPING PROVISION

SITE HISTORY

Leederville is situated over a rich network of wetlands and connected drainage lines that form a link from Herdsman Lake to Lake Monger and through to Claisebrook.

The Avenue and Frame Court sites are located upon this network and would have been an incredibly biodiverse ecosystem; a seasonally inundated landscape of melaleucas, sedge and other wetland species together with the interconnected web of fauna that they supported.

Indigenous occupation prior to colonisation would have involved a rich and deep connection with the land at both a spiritual and pragmatic level with hunting, food gathering, social meetings and storytelling.

Revealing a rich water history becomes a strong design element for Hesperia's Proposal and is an opportunity to incorporate this into an Urban Centre for the Leederville community.

LANDSCAPING PROVISION

Frame Court Illustration

The Avenue Illustration

LANDSCAPING PROVISION

THE AVENUE

Ground Floor

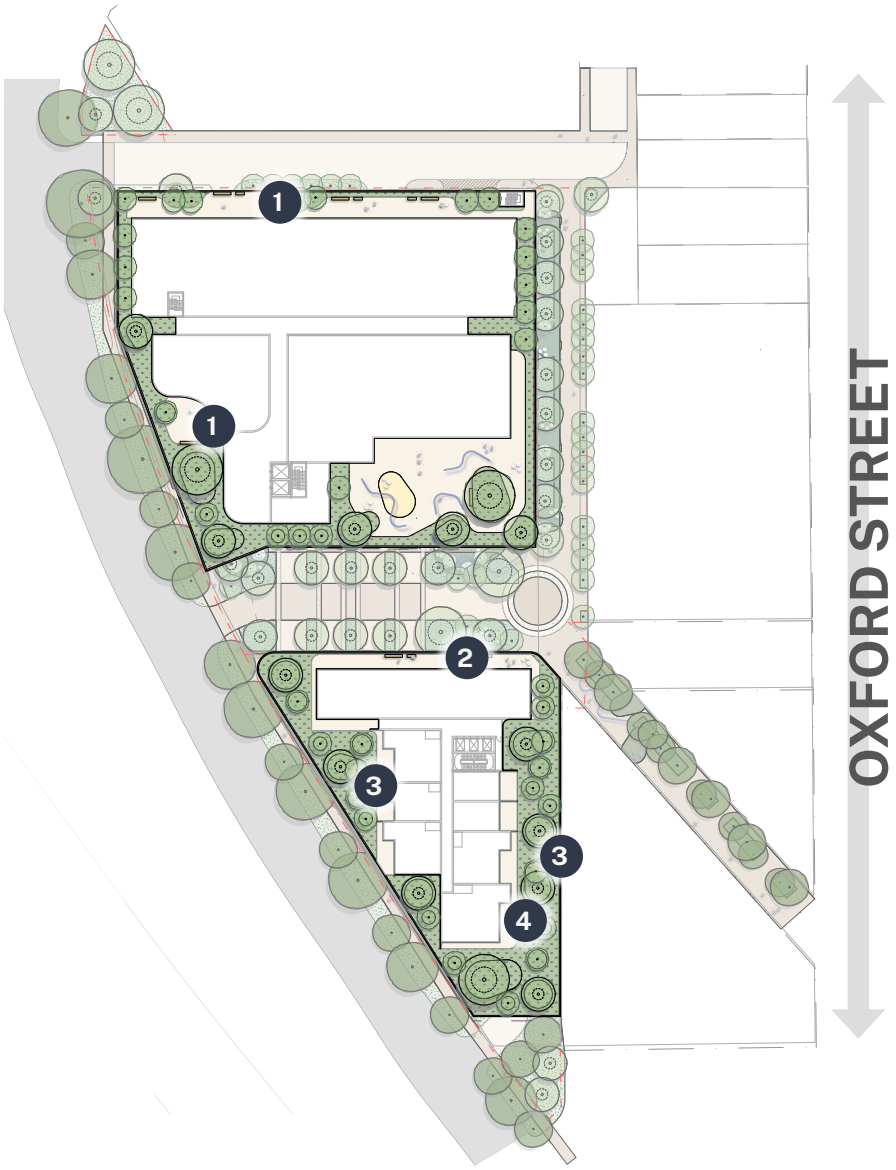
1. Landscaped entry marker with key wayfinding plantings.
2. 'The Avenue' upgraded laneway for vehicle and service entries to development and neighbouring lots.
3. Little Oxford Lane providing access for pedestrians and vehicles, integrating with adjacent tenancies and connecting to the Community Plaza.
4. Network of multi-purpose bio-swales (blue-green infrastructure) that captures, retains, purifies and reuses rain and stormwater.
5. Trafficable grating providing connection over bioswales, link larger green spaces, generate pleasant microclimates and provide spaces for cultural program, play and ecology.
6. Short term parking areas with permeable paving feature.
7. Community Plaza referencing site histories, providing key hub as a place of urban gathering and connecting into the heart of Leederville.
8. Activated and enhanced urban infrastructure corridor with spaces for urban gathering at a variety of scales and connecting to adjacent lanways and tenancies.
9. Existing trees retained, protected and enhanced.

LANDSCAPING PROVISION

THE AVENUE

Level 4 (Avenue North) and Level 3 (Avenue South)

1. Tenancy outdoor spaces with seating and shade provision.
2. Communal outdoor space with integrated internal/ external productive plantings, gathering places and kitchen.
3. Landscaping with significant planting zones and mature trees.
4. Private outdoor alfresco spaces.



LANDSCAPING PROVISION

THE AVENUE

DESIGN WA DEEP SOIL AREA (DSA) MINIMUM REQUIREMENTS	
SITE AREA	9,099m²
REQUIRED DEEP SOIL PLANTING 15% of site area in order to achieve Development Incentives for Community Benefit. (i.e. 5% more deep soil area above what is required by CoV Built Form Policy Part 1, Clause 5.1.3)	1,365m²

DSA PROVIDED BY HESPERIA	
DEEP SOIL PLANTED AREA	756m²
PERMEABLE PAVING	151m²
TOTAL DSA ON GROUND	907m²

ADDITIONAL REQUIREMENTS	
DEEP SOIL AREA SHORTFALL	458m²
ADDITIONAL PLANTING ON STRUCTURE REQUIRED	916m²

ADDITIONAL PLANTING ON STRUCTURE	
LEVELS ONE-FOUR	865m²
LEVEL FIVE	936m²
TOTAL ON STRUCTURE PLANTING	1801m²

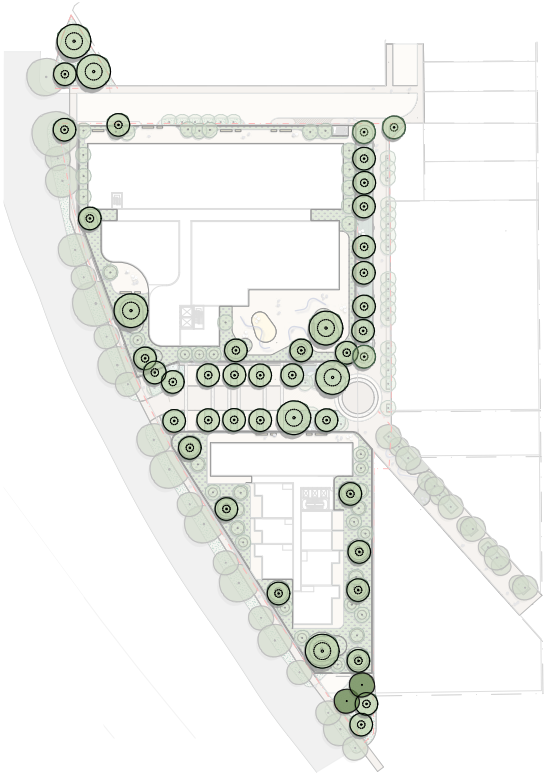
TOTAL PLANTING	
TOTAL DSA + PLANTING ON STRUCTURE	2717m²

100% additional DSA provided by Hesperia, equating to 30% of total site area

DESIGN WA MINIMUM TREE REQUIREMENT	
TREES REQUIRED Double amount of trees are required in order to achieve Development Incentives for Community Benefit. (i.e. twice the amount of trees required by Clause A3.3.5 of R Codes Vol. 2)	2 x Large Trees 40 x Medium Trees Small Trees to suit area

TREES PROVIDED BY HESPERIA	
LARGE	7 (3 x On-structure)
MEDIUM (2x Existing Retained)	40 (12 x On-structure)
SMALL	70 (41 x On-structure)

More than double the required number of trees provided by Hesperia



DSA Provision

- Deep Soil Area
- On-Structure Planting
- Permeable Paving (Grate
- Permeable Paving (Paver)

Tree Provision

- Proposed Medium Tree
- Proposed Large Tree
- Existing Large Tree

All small trees and all off-lot trees showed greyed out for clarity.

LANDSCAPING PROVISION

FRAME COURT

Ground Floor

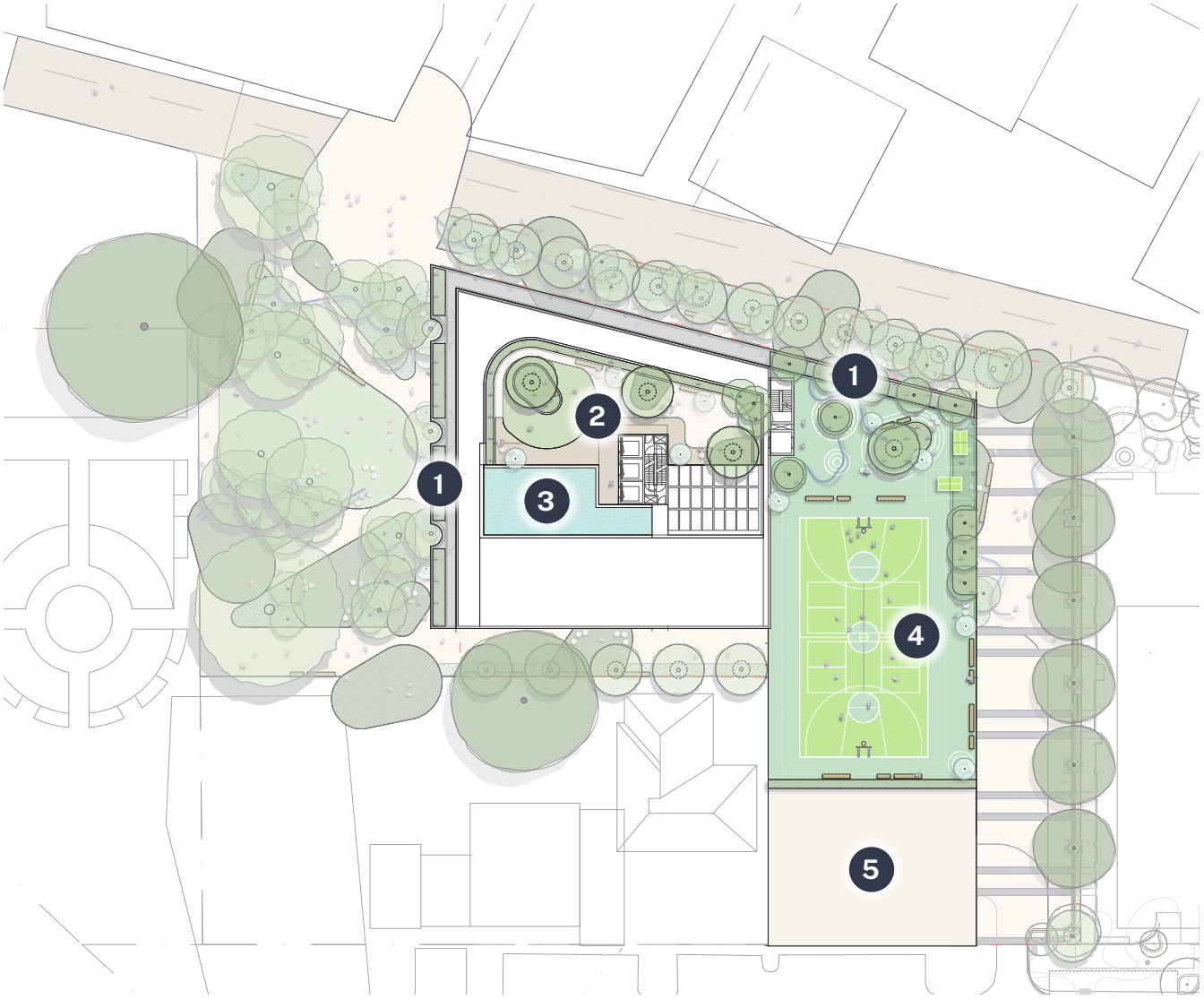
1. Activated and enhanced urban infrastructure corridor with spaces for urban gathering at a variety of scales.
2. Ability for the City of Vincent to create future Public Open Space (POS) integrating with adjacent POS, referencing site histories and providing key passive recreation space. Featuring playgrounds, community productive gardens, gathering places, BBQs, shelters and integrated WSUD.
3. Network of multi-purpose bio-swales (blue-green infrastructure) that captures, retains, purifies and reuses rain and stormwater.
4. Laneway integrating with adjacent YMCA HQ and skate facilities. Also providing connection with Frame Court Extension and adjacent development.
5. Trafficable grating providing connection over bioswales, link larger green spaces, generate pleasant microclimates and provide spaces for cultural program, play and ecology.
6. Frame Court Extension providing landscaped interface to adjoining development and connection to future development to the North.
7. Existing trees retained, protected and enhanced.

LANDSCAPING PROVISION

FRAME COURT

Roof Terrace (Level 15) and Active Rooftop Space (Level 6)

1. Multi-level landscaped facade with integrated planting zones and mature trees.
2. Office outdoor space with integrated intenal/external productive plantings, gathering places, lawn and kitchen.
3. Office recreation facilities.
4. Active community urban rooftop play space complementary to YMCA and skate facilities.
5. Services and plant area located behind green wall/trellis planting.



LANDSCAPING PROVISION

FRAME COURT

DESIGN WA DEEP SOIL AREA (DSA) MINIMUM REQUIREMENTS	
SITE AREA	4,391m²
REQUIRED DEEP SOIL PLANTING 15% of site area in order to achieve Development Incentives for Community Benefit. (i.e. 5% more deep soil area above what is required by CoV Built Form Policy Part 1, Clause 5.1.3)	659m²

DSA PROVIDED BY HESPERIA	
DEEP SOIL PLANTED AREA	323m²
PERMEABLE PAVING (20%)	64m²
TOTAL DSA ON GROUND	387m²

ADDITIONAL REQUIREMENTS	
DEEP SOIL AREA SHORTFALL	272m²
ADDITIONAL PLANTING ON STRUCTURE REQUIRED	544m²

ADDITIONAL PLANTING ON STRUCTURE	
LEVELS 01 + 02	98m²
LEVELS 03, 04 + 05	261m²
LEVEL 06	137m²
LEVEL 15 (ROOF TERRACE)	169m²
TOTAL ON STRUCTURE PLANTING	661m²

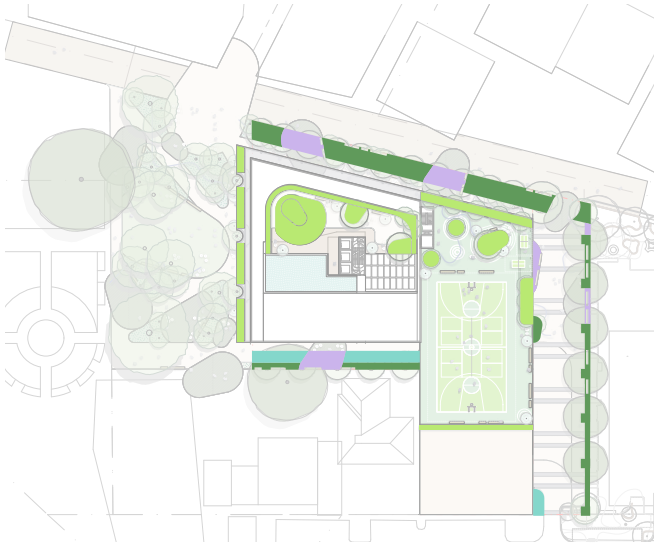
TOTAL PLANTING	
TOTAL DSA + PLANTING ON STRUCTURE	1052m²

60% additional DSA provided by Hesperia, equating to 24% of total site area

DESIGN WA MINIMUM TREE REQUIREMENT	
TREES REQUIRED Double amount of trees are required in order to achieve Development Incentives for Community Benefit. (i.e. twice the amount of trees required by Clause A3.3.5 of R Codes Vol. 2)	2 x Large Trees 16 x Medium Trees Small Trees to suit area

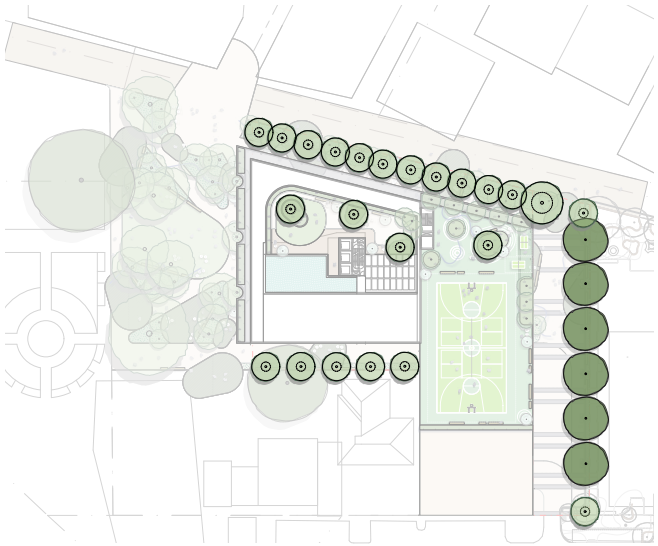
TREES PROVIDED BY HESPERIA	
LARGE (6x Existing Retained)	7
MEDIUM	22 (4 x On-structure)
SMALL	25 (13 x On-structure)

More than double the required number of trees provided by Hesperia



DSA Provision

- Deep Soil Area
- On-Structure Planting
- Permeable Paving (Grate
- Permeable Paving (Paver)



Tree Provision

- Proposed Medium Tree
- Proposed Large Tree
- Existing Large Tree

All small trees and all off-lot trees showed greyed out for clarity.

THANK YOU

Key Terms – The Avenue and Frame Court Car Park Redevelopment

The key terms are outlined below:

1	Legal Effect	The Heads of Agreement would be a non-binding agreement and would not constitute an obligation binding on any party.
2	Process	The process would involve the following steps: 1. the City gives public notice of the Business Plan following approval of Council; 2. after receiving submissions, the Council decides whether or not to proceed with the proposed transaction outlined within the Business Plan; and 3. the parties negotiate and endeavour to agree and execute the transaction documents.
3	Proposal	The proposal submitted by Hesperia during the expression of interest process undertaken by the City, being: • the first proposal submitted by Hesperia in response to the Request for Proposal; • the second proposal submitted by Hesperia in response to the Stage 2 Request for Detailed Proposals; • the condensed vision document that will be attached to the Business Plan; and • all supplementary and additional information given by Hesperia to the City.
4	Business Plan	The sale of the land would be subject to and conditional upon the Business Plan process being completed in accordance with the Local Government Act, including the City considering any submissions made and deciding to proceed or not with the transaction as prescribed by the Business Plan in accordance with section 3.59(4) of the Local Government Act.
5	Exclusivity Period	9 month period starting on the date of the last execution of the Heads of Agreement and ending on the first to occur of: • 9 months after the Council decides to proceed with the proposed transaction; • the parties concluding that the negotiations have irretrievably broken down; and • such other period as agreed between the parties in writing. During the exclusivity period, the parties agree to exclusively negotiate with respect to the proposed transaction. During the Exclusivity Period the City must not: • sell, agree to sell, lease or otherwise dispose of the Land; or • discuss or negotiate a competing proposal with any party.
6	Costs	Each party is responsible for its own costs with respect to the Business Plan process, the preparation, negotiation and execution of the Business Plan and the transaction documents.
7	Termination	A party may terminate the Heads of Agreement if the parties have not entered into the transaction document by the end of the exclusivity period. On termination, each party is released from its obligations under the Heads of Agreement and neither party can claim or seek to recover from the other party any outgoings, liabilities, costs or expenses incurred. If the parties are unable to agree the Frame Court car park design to the level of detail required to submit a development application, then either party may terminate. If the parties are unable to agree the Frame Court car park design level of detail required for inclusion in the building contract, then an expert determination process will apply. If the outcome of the Business Plan process is that the Council decides not to proceed with the proposed transaction or decides to proceed with the proposed transaction in a manner that is (in the opinion of the Council) significantly different from the Business Plan, then the City may by notice terminate the Heads of Agreement. For a period of two months following the termination of the Heads of Agreement, the City undertakes not to: • sell, agree to sell, lease or otherwise dispose of the land; or • discuss or negotiate a proposal with any party.
8	Confidentiality	Both parties must keep the terms of the Heads of Agreement, the proposal and the proposed transaction confidential and must not make or approve any communication about it without the prior written approval of the other party. The parties agree that the discussions and negotiations regarding the Heads of Agreement, the proposal and the proposed transaction are confidential and must not be disclosed to any third party without the prior written approval of the other party.
9	GST	GST is payable in respect of each taxable supply made under the Heads of Agreement.
10	Statutory Planning	The development will be assessed against the draft Leederville Precinct Structure Plan.

11	Buyers	There will be three buyers of each parcel of land. The Buyers cannot be changed once described in the Business Plan. • The Frame Court buyer is Leederville Asset Pty Ltd ACN 669 462 702 as trustee for the FC Asset Trust. • The Avenue North Lot buyer is Leederville Asset Pty Ltd ACN 669 462 702 as trustee for the AN Asset Trust. • The Avenue South Lot buyer is Leederville Asset Pty Ltd ACN 669 462 702 as trustee for the AS Asset Trust. Hesperia Property Pty Ltd ACN 641 894 340 will be appointed as the Master Developer for the purpose of procuring that the development is completed by the buyers in accordance with the proposal, and that the development deliverables and the community benefits will be delivered in accordance with the proposal. Hesperia Property Pty Ltd as Master Developer will have a step in obligation to remedy a default by a buyer if the buyer fails to perform any of its obligations. Hesperia Property Pty Ltd and Leederville Asset Pty Ltd ACN 669 462 702 as trustee for Leederville Asset Trust will be granted the repurchase right to purchase the property of the defaulting buyer, provided that any incoming party will be bound and become a party to the relevant transaction documents.
12	Land	The land is sold “as is”, “where is” and “with all defects and faults”, with no representation or warranty being given. The City will have no liability for any existing contamination, pollution or hazards and the buyer will assume all liability for existing contamination, pollution and hazards.
13	Responsibility	The buyer is responsible for all costs of the development including: • costs of all applications and approvals; • costs of all works (whether before or after settlement); • costs of complying with its obligations in the transaction documents; • costs of obtaining the City’s consent to an assignment, sale or transfer, mortgage or charge. Before land is transferred, the buyer must: • Make an application to subdivide the land as described in the Proposal. • Obtain a subdivision approval. • Do the works and obtain the clearances required. • Submit a development application to the JDAP and not to the SDAU. • Obtain a development approval.
14	Timeline	The Frame Court land must be developed first, unless agreed otherwise. The Avenue North land and The Avenue South land must be developed in that sequence after the Frame Court land, either separately or concurrently, unless agreed otherwise. The Avenue North land will not be transferred until the development of the car park on the Frame Court Car Park Site has been practically completed.
15	Site Possession Date	The site possession date will be four weeks following the buyer providing written notice to the City that it requires vacant possession of the land for handing control over to the builder. The site possession date for The Avenue North lot will not be later than 31 August 2028.
16	Material Commencement	All buyers must achieve material commencement of the development by six months after the site possession date. Material commencement means the construction of the ground floor slab.
17	Local Government Rates	If the buyer fails to achieve practical completion by the agreed timeframe, then to compensate the City for the delay in achieving practical completion, the buyer must pay to the City a daily amount from that date until practical completion is achieved. The daily amount is an amount equal to 1/365 of the estimated annual rates and taxes that the City would be entitled to charge on the development as if completed, having regard to the rates and taxes that the buyer is paying the City at the time. The amount will be payable annually in advance on the same day as when the rates would ordinarily be payable, but subject to adjusting for the actual date of completion. The compensation amount will be capped at an amount to be agreed.

18	Parent Company Guarantee	To secure the performance by the buyer, the buyer will deliver to the City at signing of each lot a parent company guarantee and indemnity on standard terms to be provided by Hesperia Property Pty Ltd or other Hesperia related entities, to the City's satisfaction.
19	Parking Bays throughout Development	The buyers and Hesperia will use their best endeavours to keep any parking bays available to be used by the public for as long as possible. The Frame Court buyer will use its best endeavours to facilitate access to the 50 parking bays (next to the Frame Court land) via Georgiana Walk for use by the public during construction. The buyers of all lots will grant the City a peppercorn gross lease of the land so that the City can continue to use the land for car parking. The buyers and the City must end the lease on the applicable site possession date. The City will indemnify the buyers against all loss, liability etc arising in relation to the grant of the lease and will be responsible for paying local government rates on the land during the term of the lease.
20	Development Deliverables and Community Benefit	Key development deliverables include: **Overall** • A minimum of 484 public car parking bays available to the public 24 hours a day, 7 days a week, unless approved otherwise by the City. • A minimum of 262 public car parking bays available to the public 24 hours a day 7 days per week throughout development, unless approved otherwise by the City. • 5 Star Green Star achieved plus a targeted net zero carbon approach through 80% diversion from landfill and net zero build. • Consideration to a design competition process that the City's representatives would be involved in. **The Avenue Site – Overall** • Retail uses on the ground floor fronting Little Oxford Lane and both northern and southern side of the Community Plaza. • 16 public bays in the Community Plaza to be available to the public 24 hours a day, 7 days a week, unless approved otherwise by the City. **The Avenue North Site** • 217 public bays provided in the multi-use building, with 37 bays at-grade to be available to the public 24 hours a day, 7 days a week, unless approved otherwise by the City. **The Avenue South Site** • Accommodation uses to be provided such as hotel, build to rent or build to sell. **Relating to Leederville Precinct Structure Plan Development Incentives for Community Benefit:** • The Avenue public land provision (Little Oxford Lane, Community Plaza and The Avenue extension) being approximately 2,079sqm noting the additional criteria within the Leederville Precinct Structure Plan Development Incentives for Community Benefit. • Roads, laneways and pedestrian connections to be fully constructed, furnished and landscaped at the cost of Hesperia noting the additional criteria within the Leederville Precinct Structure Plan Development Incentives for Community Benefit. • Timing of transfer and state of land to ensure land is to City standard including ability for ongoing maintenance. • Tree retention and mature trees in deep soil as per Leederville Precinct Structure Plan requirements (unless otherwise approved by the City) or as proposed in the Proposal, noting the mandatory landscaping criteria within the Development Incentives for Community Benefit. • Deep soil provision as per Leederville Precinct Structure Plan requirements (unless otherwise approved by the City or as proposed in the Proposal), noting the mandatory landscaping criteria within the Development Incentives for Community Benefit. • Development site, resulting from amalgamation, greater than 2000m2 noting the additional criteria within the Leederville Precinct Structure Plan Development Incentives for Community Benefit. • Additional Criteria to reach 100 points as per Leederville Precinct Structure Plan requirements within the Development Incentives for Community Benefit for The Avenue South site.

		Frame Court Car Park Site • 226 public bays provided within the car park, with 21 bays at-grade, available to the public 24 hours a day, 7 days a week, unless approved otherwise by the City. • Eight EV charging bays on the ground floor, plus the provision of conduit space for cabling to each bay to be funded by Hesperia. • Car park to be 3.5 metres floor to ceiling, rather than floor to floor, or otherwise agreed by the City during the Car Park Design, to consider the car park efficiency, similar to other approved multistorey car parks in the City of Vincent (i.e. 301 Vincent Street, Leederville). • Floorspace of approximately 1,275sqm will be provided within the Frame Court car park or in other locations or by other commercial structures, as otherwise agreed by the City, comprising of the below and to be provided at the cost of Hesperia: o Community/art incubator hub – approximately 95sqm. o Community end-of-trip facilities including public toilets – approximately 300sqm – fit out. o Community rooftop active space – approximately 880sqm. **Frame Court Development Site** • 25 public bays provided in the Frame Court extension area to be wholly owned by the City and available to the public 24 hours a day, 7 days a week, unless otherwise approved by the City. • Mix of uses to be provided are to be as per the Proposal (unless otherwise approved by the City) and include: o Office. o retail uses on the ground floor fronting Georgiana Walk, Frame Court POS, and YMCA. **Relating to Leederville Precinct Structure Plan Development Incentives for Community Benefit:** • Frame Court public open space provision (Georgina Walk and Frame Court extension) being approximately 1,208sqm noting the additional criteria within the Leederville Precinct Structure Plan Development Incentives for Community Benefit. • Roads, laneways and pedestrian connections to be fully constructed, furnished and landscaped at the cost of Hesperia noting the additional criteria within the Leederville Precinct Structure Plan Development Incentives for Community Benefit. • Timing of transfer and state of land to ensure land is to City standard including ability for ongoing maintenance. • Tree retention and mature trees in deep soil as per Leederville Precinct Structure Plan requirements (unless otherwise approved by the City) or as proposed in the Proposal, noting the mandatory landscaping criteria within the Development Incentives for Community Benefit. • Deep soil provision as per Leederville Precinct Structure Plan requirements (unless otherwise approved by the City) or as proposed in the Proposal, noting the mandatory landscaping criteria within the Development Incentives for Community Benefit. • Additional Criteria to reach 100 points as per Leederville Precinct Structure Plan requirements within the Development Incentives for Community Benefit.
21	Frame Court Car Park	Frame Court buyer will construct a car park on the Frame Court Car Park Site for the City. The cost to construct the car park is estimated to be approximately $20.4 million (excl. GST) as at the date of the proposal. No cost escalations can be passed on to the City. To achieve economies of scale, to minimise the overall construction periods, to minimise the period when parking bay numbers will be impacted and to minimise impacts on the amenity of the area during construction. The works for the development on the Frame Court Development Site must commence before practical completion is reached on the Frame Court Car Park Site, unless otherwise agreed by the City. The car park is to be constructed as described in the Proposal. Before the Frame Court land is transferred, the buyer must: • Agree with the City the car park design to the level of detail required to submit a development application. • Agree with the City the car park design to the level of detail required for inclusion in the building contract.

<table>
<tr><td>22</td><td>Frame Court Before Settlement Timeframe</td><td>The estimated timeline is as follows:

<table><tr><th>Component</th><th>Timing</th></tr><tr><td>Application to subdivide</td><td>Nov-24</td></tr><tr><td>Obtain a subdivision approval</td><td>Feb-25</td></tr><tr><td>Subdivision works and clearances and creation of lots</td><td>Jul-25</td></tr><tr><td>Agree with City the car park design required for submission of a development application</td><td>Nov-24</td></tr><tr><td>Obtain development approval</td><td>Jan-25</td></tr><tr><td>Agree with City the car park design required for inclusion in the building contract</td><td>Jun-25</td></tr><tr><td>Enter into building contracts</td><td>Oct-25</td></tr></table>
If the buyer does not complete the before settlement obligations by 31 March 2027, then, subject to the step in obligation and the Hesperia repurchase right, the City may terminate.

The timeline will be adjusted where:

• the grant of an approval is subject to unusual or onerous conditions compared to what would have been reasonably anticipated by a contractor exercising good industry practice; and
• the City is delayed in granting approvals beyond a timeframe that would be reasonably expected by a contractor exercising good industry practice.</td></tr>
<tr><td>23</td><td>Frame Court Security</td><td>To secure the performance by the buyer, the buyer will deliver to the City at settlement of the Frame Court Development lot:

• A bank guarantee in the amount of $4.5 million. The bank guarantee will reduce to $1 million when the car park to be constructed on the Frame Court Car Park Site is certified to be at 50% completion. The bank guarantee will be returned on practical completion of the car park.
• Collateral warranties whereby the builder extends to the City the benefit of all duty of care, warranties and representations given to the buyer and the benefit of all rights in relation to defects and the rectification of defects.

If the buyer fails to achieve material commencement of the car park by the agreed date, subject to the Hesperia Repurchase Right, the City can require the buyer to transfer the Frame Court Development lot back to the City for no consideration and to reinstate the land to a vacant lot condition at the buyer's cost.</td></tr>
<tr><td>24</td><td>Frame Court Easement</td><td>At practical completion of the car park development, the City will grant the buyer an easement for vehicle and pedestrian access for purposes to enable access through the car park to the parking area of the building to be developed on the Frame Court Development Lot, via the first floor of the car park.

If at any time the City is able to provide alternative vehicle and pedestrian access to the building to be developed on the Frame Court Development lot, the area of the easement will be amended to reflect the alternative access to be granted to benefit the Frame Court Development lot, and the initial easement area will be released.

No fee will be payable for the grant of the easement, but the City will be entitled to be reimbursed reasonable costs associated with the easement.</td></tr>
<tr><td>25</td><td>Frame Court Office Building Car Parking</td><td>The buyer will grant access to the City and the public by way of a management and/or licence agreement to the four levels of the car parking area of the office building on the Frame Court Development lot after 17h30 on business days and at any time on weekends.

It is anticipated that there will be approximately 148 bays. No fee will be payable for this right, but the buyer will be entitled to be reimbursed reasonable costs associated with the parking arrangement. The City may charge the public fees to use this parking area.

This right will apply for 40 years from practical completion.</td></tr>
</table>

<table>
<tr><td>26</td><td>The Avenue North Car Park Lease</td><td>The buyer will grant a first right of refusal for the City to enter into the car park lease. Prior to the buyer entering into a lease of the car park with any person, it must provide the City with the first right to enter into the car park lease on the terms offered by the other person.

If the City does not elect to enter into the car park lease on those terms, the buyer is permitted to enter into a lease of the car park with any party provided the lease is on no less favourable terms.

If the City does elect to enter into the car park lease, then the City and the buyer will conclude the car park lease in terms of which the City will rent and operate the car park. The City will have the right to input its own operator to operate the car park. The City will have the right to determine the car parking fees at its discretion.</td></tr>
<tr><td>27</td><td>The Avenue North Car Park Restrictive Covenant</td><td>At settlement a restrictive covenant will be created under section 129BA of the Transfer of Land Act and registered at Landgate providing for the following:

• The buyer must not undertake any development of The Avenue North lot unless that development includes a car park containing not less than 217 bays.
• The car park may only be used for purposes of a public carpark for 40 years.
• Prohibiting aggressive behaviours by the car park operator, such as wheel clamping;
• Prohibiting the charging of different fees to customers visiting different tenancies.</td></tr>
<tr><td>28</td><td>The Avenue North Before Settlement Timeframe</td><td>The estimated timeline is as follows:

<table><tr><th>Component</th><th>Timing</th></tr><tr><td>Application to subdivide</td><td>May-26</td></tr><tr><td>Obtain a subdivision approval</td><td>Aug-26</td></tr><tr><td>Subdivision works and clearances and creation of lot</td><td>Jan-27</td></tr><tr><td>Achieve practical completion of Frame Court car park</td><td>Jan-27</td></tr></table>
If the buyer does not complete the before settlement obligations by 31 July 2028, then, subject to the step in obligation and the Hesperia repurchase right, the City may terminate.

The timeline will be adjusted where:

• the grant of an approval is subject to unusual or onerous conditions compared to what would have been reasonably anticipated by a contractor exercising good industry practice; and
• the City is delayed in granting approvals beyond a timeframe that would be reasonably expected by a contractor exercising good industry practice.</td></tr>
<tr><td>29</td><td>The Avenue North Security</td><td>If the buyer fails to achieve material commencement by the agreed date, subject to the Hesperia Repurchase Right, the City can require the buyer to transfer the lot back to the City for no consideration and to reinstate the land to a vacant lot condition at the buyer’s cost.</td></tr>
<tr><td>30</td><td>The Avenue South Before Settlement Timeframe</td><td>The estimated timeline is as follows:

<table><tr><th>Component</th><th>Timing</th></tr><tr><td>Application to subdivide</td><td>May-26</td></tr><tr><td>Obtain a subdivision approval</td><td>Aug-26</td></tr><tr><td>Subdivision works and clearances and creation of lot</td><td>Jan-27</td></tr></table>
The timeline will be adjusted where:

• the grant of an approval is subject to unusual or onerous conditions compared to what would have been reasonably anticipated by a contractor exercising good industry practice; and
• the City is delayed in granting approvals beyond a timeframe that would be reasonably expected by a contractor exercising good industry practice.</td></tr>
<tr><td>31</td><td>The Avenue South Security</td><td>The Avenue South lot buyer will pay the City a cash consideration of $10 million plus any applicable GST. This is payable on the earlier of:

• Settlement; and
• 31 July 2029.

The cash consideration will from 31 October 2028 and on the first day of every quarter thereafter, increase by CPI until the cash consideration is paid.

The Frame Court buyer will provide a guarantee and indemnity in relation to the payment of the cash consideration by The Avenue South buyer on the due date.</td></tr>
</table>

Summary of Submissions:

	Support – Total number of submissions – 173
1.	Support the proposal it makes sense in many ways as those carparks are too expansive take away from the Leederville streetscape, additional retail/f&b and public space will only add to the cosmopolitan vibe of Leederville. I especially love the community rooftop spaces, little oxford st and lane concepts and the integration of the YMCA.
2.	I support increased density near the city and areas with excellent public transport such as Leederville. I support meaningful public spaces
3.	In favour - with the proposed growth in population, Leederville needs to improve/increase its community infrastructure.
4.	looks impressive. well done.
5.	I am extremely supportive of this proposal! Leederville needs further activation and any large spaces of land that can be redeveloped to invoke life into this area is greatly needed. As a City of Vincent resident who only comes into Leederville to maybe pop into the IGA, I'd love to see further development and activation in these derelict areas. This may well and truly win me back into Leederville!
6.	I love it and think this is just what Leederville needs.
7.	Looks good.
8.	I think it is a great idea to develop this part of Leederville and integrate more living and community areas. Especially the sport aspect is a really great initiative. One excellent activity in urban settings is to incorporate a climbing wall. It works really well with vertical architecture and large mural themes. Here are a few examples of urban settings where rock climbing walls have been integrated to good effect: https://www.nordarchitects.dk/bananna https://parktropa.com/our-works-en/climbing-walls/ https://tcl.net.au/projects/scarborough-foreshore-redevelopment https://melbourneartcritic.wordpress.com/2015/06/30/wilson-avenue-urban-bouldering/.
9.	What a great solution to a number of problems. Great use of space by building up to put all those car spaces on a smaller footprint, greater height and density given the excellent transport links and the need for more housing, more usable open space.
10.	Looks great! A prime site for development whereby the current proposal will help the current pressure on the housing market.
11.	Fantastic opportunity to see the Leederville Town Centre continue to grow into a vibrant, inclusive and activated space which will rival town centres across the country.
12.	I am highly supportive of the Major Land Transaction. Excellent to see the City enacting their longstanding plan for redevelopment of the car parks.
13.	Visionary and well-considered proposal. Complimentary to existing amenity and established areas within Leederville. Will bring new uses to Leederville which should contribute to a more dynamic and sustainable area.
14.	The proposed transaction appears to be good value - retaining and in some ways enhancing the car parking offering. Bringing more office workers and residents to the area will help keep Oxford Street alive, and the cash payment will no doubt be useful to Vincent.
15.	I support development of car parks to increase Perth population density.
16.	The initial plans look very promising and it's good to see the land being utilised in a better way than just as an open air car park. Its good that the new higher density development will add space and amenity to the Leederville town centre without destroying the Oxford Street fronting shops with bring the character to the area.
17.	Support the major land transaction. This an appropriate pathway to unlock very under-utilised and undervalued land to achieve a necessary level of density and development in an ideal location adjacent to a high amenity area and town centre, in close proximity to the CBD and the Leederville train station.
18.	As a long time resident of the City of Vincent, frequent visitor to Leederville and participant in the Imagine Vincent process I pledge my support for this critical project and the proposed business plan.

Summary of Submissions:

	Support – Total number of submissions – 173
19.	Great - 100% Support this for Leederville.
20.	Well considered. Well needed.
21.	Would be great to see something activate this area for the community - seems a better use than carparks.
22.	As someone that has grow up in West Leederville and worked across multiple venues on Oxford street I am excited for multi residential to open up the opportunity for more residence enjoying this inner city suburb.
23.	I fully support the transaction of these parking assets to facilitate high quality development by the team at Hesperia.
24.	This is great way to move the Village Centre forward. The leadership of Hesperia is exceptional.
25.	I think it's a great idea to have more parking and it looks to be far better secured too.
26.	I support the business plan. It is the exact opportunity that is required to turn Leederville into a true activity centre.
27.	The Project sounds like a great opportunity to further improve a key area of Perth that is enjoyed by members of the community.
28.	A business plan is highly advisable to guide future development of these two important sites which will be a positive game-changer for the Leederville TC.
29.	Very supportive of it.
30.	This is a good design outcome for Leederville and the surrounding precinct, focused on pedestrian experience and placemaking. The developer, Hesperia have delivered multiple high quality developments throughout the surrounding area which all positively contribute to Leederville and it's users.
31.	I am very happy to see change and rejuvenation into this area.
32.	Fantastic! great opportunity to reinvigorate the area.
33.	Looks fantastic! This would be a great outcome for Leederville. Please ensure this happens.
34.	The vision provides good opportunity for improvements of the laneways and activation of the area which would add value to businesses and provide increased amenity to the community who engage with the site and surrounds.
35.	Excellent idea.
36.	The proposed development will provide a great public amenity and a huge improvement on a rather unappealing area of West Leederville.
37.	I am extremely supportive of the development plans as they will undoubtedly add to the vibrancy of Leederville. I would implore the City of Vincent and Hesperia to centre all plans around people, not cars. Pedestrianised streets, laneways and town centres are the lifeblood of a safe, vibrant and enjoyable neighbourhood.
38.	I support the proposal, provided the design is of the highest quality and provides excellent street level amenity. At grade parking is not the highest and best use of the land.
39.	Fantastic and fully support this, with no loss of parking bays and an increase after 5:30pm this is ideal.
40.	With its proximity to the train station this plan for the Leederville town precinct presents an important and appropriate opportunity to increase density and improve amenity.
41.	Great initiative that sees town centre land redeveloped and adding significant amenity while protecting overall parking expectations long term.
42.	Overall love the proposal. Increased parking would help with current parking issues. I really like the active rooftop/ cultural space, community space (please don't lose this). Love the laneways.
43.	I support the business plan.
44.	I think it's a good use of the space.
45.	I am wholly in support of something happening with the Leederville carparks - it's time! Good work on moving forward with your plans.
46.	I think this is exactly what Leederville needs to bring some life and culture back into the suburb. I live locally and often struggle to find reason to go to Leederville, so I believe this injection of retail and hopefully hospitality spaces will breathe new energy into the area.
47.	I think the plans look fantastic and activate parts of Leederville that are sorely underutilised. Additional commercial offices and residential apartments will help to keep Leederville busy. Hopefully this helps support the retail strip outside of peak hours.

Summary of Submissions:

	Support – Total number of submissions – 173
48.	This is an exciting prospect for both Perth and Leederville. I look forward to seeing it come to fruition.
49.	Very supportive of this business plan. This will be transformational for Leederville
50.	Glad there is no reduction in car parking spaces given the multi-story carpark. Public open space looks like a fantastic addition to the community. Development will help revitalise the south-end of Leederville.
51.	This project is essential to maintain the vibrant nature of Leederville in to the future.
52.	Absolutely all for it, will be so great for Leederville and revitalise the town.
53.	I support the proposed development.
54.	I'm excited to see additional development in the area. This is going to improve the vitality of the area and be good for business and increase the general amenity for ratepayers.
55.	The proposal looks great. Have always thought Leederville needed more parking so the additional lots will make a big impact! The precinct is being revamped and it's fantastic to see.
56.	I think it will be great to revitalise what is essentially a forgotten area of Leederville and get the most use out of the space. It will also bring more life to the businesses that are a bit on the outer of the Leederville precinct.
57.	Increases food & beverage outlets, to make it a community hub with a lot of vibe. Late night options etc. Parking available still.
58.	I'm in support.
59.	I am supportive of this plan and glad to see the city starting to capitalise on opportunities within our area. We need more room for people to live, more investment into the built form and greater activation of our streets.
60.	Exciting much needed development for Leederville.
61.	This is truly a fantastic and exciting proposition. Living in West Leederville, just across the Fwy/Train line barrier, my young family and I regularly walk into Leederville for dining and retail options. This redevelopment will facilitate far more options which is excellent. The pedestrian linkages from the Leederville Parade/Vincent Street traffic lights to Oxford Street (i.e. cutting through the carpark) is dangerous and not a pleasant experience. This will greatly improve amenity within the precinct. With the ABN Building redevelopment and the activation of Electric Lane, Hesperia have already demonstrated a commitment to transforming Leederville – and I am pleased they are involved in this place shaping development. I am also very excited by the opportunity to expand the public open space/green space adjacent to the existing playground off Oxford Street. Great work by the City.
62.	Fully support the proposal for development of the existing carparks to provide critical mass in the Leederville Town Centre.
63.	Hesperia proposal promotes significant community benefit under the Leederville Precinct Structure Plan. The Community/art incubator hub, end-of-trip facilities and rooftop active space particularly will be an invaluable addition to the Leederville landscape. The Frame Court proposal providing additional free parking on the weekend and after work hours is a fantastic idea and will encourage locals and the wider community into the area supporting local businesses.
64.	Supportive of the business plan.
65.	Leederville has done well but the parking situation is untenable. Thumbs-up for revitalisation and optimising the precinct.
66.	great to see Leederville becoming more developed and increasing in density. would like to see better diversity of shops and services in the area
67.	Great plan!
68.	Positive.
69.	I like the plan, as I feel it will make Leederville more walkable and attract more people to Leederville.
70.	I am a supporter of the Leederville Town Centre redevelopment as proposed by Hesperia.
71.	A good mix of development that would add much needed vibrancy and density to ensure the precinct remains the lively place that it once was.

Summary of Submissions:

	Support – Total number of submissions – 173
72.	Great redevelopment coming! Good thinking about additional parking space, community facilities and recreation space.
73.	It is a great activation of very underutilised space within the city of Leederville.
74.	Great progressive move by the council.
75.	I would like to express my strong support for the City of Vincent's Leederville Precinct Structure Plan (LPSP) and the proposed business plan for the redevelopment of The Avenue and Frame Court car parks. The vision outlined in the LPSP resonates deeply with the unique character and vibrant atmosphere that Leederville currently embodies. The thoughtful approach to creating a thriving, sustainable local village while preserving its cultural and natural elements is commendable. The emphasis on a cohesive mixed-use hub that integrates residential dwellings, retail spaces, commercial offices, and recreational areas aligns perfectly with the evolving needs of the community. Furthermore, the strategic focus on high-density development around transport nodes reflects a forward-looking mindset that will undoubtedly contribute to the continued growth and vitality of Leederville. This endeavour promises to enhance Leederville's appeal and I wholeheartedly encourage its realization for the benefit of residents, visitors, and the broader community.
76.	Great idea.
77.	As a local rate payer & urban designer...I applaud the Town of Vincent's approach for this redevelopment! As it ensures that the business plan is totally wedded to a creative and urban outcome, which is both do-able & the "best" way forward for this important part of our city. I think the success of this proposal, will also become an excellent case study for others to follow & be inspired by. Right people & Right Team & Right site. A lot of "Rights".
78.	Very supportive of the proposal. Very high-quality development of underutilized land immediately adjacent to an active centre and metropolitan train station. Well done to all involved.
79.	As a frequent visitor to Leederville, I strongly support the vision and detail shown and described in the Concept and Vision report.
80.	The plan would be a fantastic outcome for Leederville and is very much needed for the area.
81.	I like it.
82.	As someone who visits the Leederville Town Centre regularly, I am supportive for the sale of the car park land for redevelopment
83.	The business plan looks sound and timely to support the provision of housing in strategic urban locations. This will have a significant net positive effect on Leederville and its urban character.
84.	It looks fantastic and will bring a much needed additional parking to the Leederville commercial area while also developing and using up some space in an exciting and innovative fashion.
85.	I support development of under-utilised land, particularly land that is located near transport and employment nodes. If development provides a net economic benefit to the city, I believe that is a good outcome for all.
86.	As a regular patron of the Luna Cinema in Leederville, I often struggle with parking options. Upgrading the parking amenity in Leederville is long overdue. Hesperia has an impeccable track record in property developments, and this business plan, is no different. I strongly support the proposal.
87.	This project should proceed for the betterment of the area.
88.	This is a sound business plan with positive outcomes for the community in the short and long terms. The plan to retain the current feel of Leederville coupled with a unique, vibrant and youthful atmosphere with this development will be a great move by the city.
89.	Great ...timely and quality upgrade to a tired area. Impressive plans with excellent mix.
90.	I can see that you have done your best to ensure minimal disruption to the businesses in the area, Obviously, there will be disruptions with a development of this magnitude but the benefits to the area will be worth it.
91.	I really support the idea of more density in and around the freeway and train station. This will give a kick start to a vibrant node.
92.	This development will Transform West Leederville into a vibrant community bringing a diverse mix of new businesses and residents into the area that aligns with the overall Leederville precinct structure plan.

Summary of Submissions:

	Support – Total number of submissions – 173
93.	This development presents a very positive outcome for Leederville. Whilst adding to its commercial appeal, it seems to be sensitive enough to also retain the uniqueness of Leederville's local village and connected laneway appeal.
94.	Good initiative and welcome the changes here.
95.	The plans are exciting and the proponents track record for delivery is a good thing for the proposal and for Leederville.
96.	I think this is a great idea as will alleviate the parking shortage Leederville and will help to revitalise the town centre, attracting commuters and visitors to the local businesses.
97.	Looks like a positive outcome
98.	The concepts are excellent and will revitalise an area that has been wasted for many years without losing the parking. It will add more depth to Leederville entertainment areas and shopping areas which I believe have been in need of upgrade for some time. Will encourage me to come back more often to Leederville.
99.	Exciting.
100.	Supportive.
101.	Great start to revitalise an underutilised area. Making sure that the activation and public realms are perfect or this may turn into another east Perth. Making sure there is enough dwellings, offices and mixture of businesses to have 24/7 activation rather than 9-5. Having cohesive architecture rather than multiple landmark towers to create a sense of place rather than the building screaming at you.
102.	Very supportive of the plan. Provides a good mix of proposed uses and activation spaces, and is respectful of the areas existing charm.
103.	This is a great proposal to continue the gentrification of the Leederville Town Centre with Hesperia the market-leading proponent to deliver this project.
104.	In support of the proposal, it will increase activity and amenity in Leederville.
105.	The plan seems well thought through and I support the proposal. It will help revitalise Leederville. It will help small businesses thrive and create a positive and dynamic town centre.
106.	Plan looks great - would welcome the change.
107.	I believe that the business plan / concept for the Leederville town centre is entirely appropriate for this area and represents a far better use of the available land and the City's assets than is currently the case. I support the project because it does not impact on the heritage values of Oxford Street and it leaves the City with an ongoing asset and income stream for the benefit of future ratepayers.
108.	Looks great and part of the revitalization of Leederville. Hesperia deserve support given their track record of well designed projects.
109.	I support the land transaction as it will pour new life into an under utilised area. Being so close to the CBD, we need to develop these areas and create more mixed use developments.
110.	Very supportive of this proposal.
111.	Amazing opportunity for urban renewal in a already great precinct.
112.	I work very close to Leederville so I am really pleased and excited to hear that there might be apartments available to buy in the future. I currently have a long commute and would jump at the chance to stay closer. As I am on the Joondalup line I use the train station daily so hoping an upgrade to that is also included in the remit.
113.	A new development would bring further life to the area and create a greater hub for entertainment.
114.	The business plan looks very favourable for the city and local community! Congratulations to all involved, I'm in full support of this business plan. I support the height bonus, 14 storeys is not too high in this location being on the freeway and 30 min walk into the city. Medium density housing over urban sprawl any day. It will be fantastic to see additional space in Leederville for offices and residential. The parking concerns raised by the community, in my view are negligible. Parking will be managed well and net parking is increasing post development. I fully support the parking management plan. This is an exciting opportunity for Leederville.

Summary of Submissions:

	Support – Total number of submissions – 173
115.	Looks great.
116.	A brilliant, thoughtful proposal. Bringing activation and density to an appropriate location.
117.	Look forward to the new buildings adding to the skyscape, better laneways and open spaces to come with the development proposal, which will ultimately further contribute to the Leederville's activation and ambiance.
118.	I think it is a awesome idea, the Oxford street strip is the heart of Leederville and the city of Vincent. Considering there is not a lot of parking and is really quite. I think it is great. Get people in and next step is to redevelop Oxford street strip.
119.	In favour.
120.	In favour. Recent research for the Property Council of Australia (WA Branch) into what makes successful Transit Oriented Developments highlights the need for proactive Local Government and private sector partnerships and identifies 12 key principles for planning and implementation. Having reviewed the City's Business Plan and associated advertised documents we would like to offer our support for the proposal as it represents great potential and meets the 12 key principles for success. We feel this approach should be the benchmark for Perth and look forward to seeing the vision become a reality. In May 2023, Taylor Burrell Barnett were commissioned to provide a Transit Orientated Development (TOD) report on behalf of the Property Council of Western Australia. Amongst other objectives, the report aimed to identify optimal locations for TODs within the Perth Metropolitan Region. The report concluded that Leederville was listed as the top priority location for TOD, this was based on a rating of the following elements: • Housing: dwelling diversity and affordability. • Movement: accessibility via public transport and cycling infrastructure. • Amenities: existing amenity available to support higher density development. • Employment: level of employment opportunities and diversity. • Urban Ecology: urban tree canopy, places of activity and heritage. The Leederville Precinct Structure Plan prepared and endorsed by Council for determination by the WAPC supports significant intensification which is in direct support of TOD. Based on the findings in our report, we are highly supportive of the land transaction proceeding in order to facilitate successful TOD within Perth. The proposal selected by Council responds to the 12 key principles identified in our research as the main factors associated with successful TOD in the following ways: 1. Integrated urban land use - By replacing the at grade car park areas with a new palette of mixed land uses, the redevelopment proposal will enable higher value uses which will activate the land and provide a consolidation of the town centre for transit-oriented purposes. 2. Rich diversity – Leederville is a Secondary Centre in the Metropolitan hierarchy and it is therefore imperative that the current dynamic mix of retail, civic uses, restaurants, bars, and residential dwellings is maintained and expanded in order to provide the diversity and 'buzz' which support great transit catchments and destination and as well as origin patronage. The diversity of land uses also supports day and night, peak and off-peak travel patterns to fully utilize the investment in the rail and bus systems. 3. Sensible scale and density - The scale of the development with a mixture of modest towers on podium and a sensitive transition from midrise to high rise is appropriate in the context of the secondary centre and an inner urban transit node within 4 kilometres of the capital CBD. 4. Caters for pedestrians and bicycles - The proposed new laneways and pedestrian connections will be fully constructed, furnished, landscaped and initially maintained by the proponent. This together with planned end of trip facilities will reinforce the opportunities for TOD, optimize accessibility and support active transport movement through the centre. 5. Maximizes connectivity - The development is as close as practicable to the rail station and bus network, as well as other urban activities and therefore maximises connectivity for those residents, workers and visitors who do not own or seek to use their private vehicles. The repurposing of large expanse of former car park areas and the introduction of new vehicular and pedestrian links will enable greater connectivity to optimize movement synergies between the train station and destinations within the town centre.

Summary of Submissions:

	Support – Total number of submissions – 173
	6. Superior commuting experience - Local strategic planning documents recognise the need for Leederville to support growth, with high density residential development being focused on proximity to train stations and along high frequency bus routes. This focus is embodied in the mixed-use development proposal which will support journeys to and from the town centre for residents, workers and visitors alike. 7. Increased sustainability - Accreditation for 5 Star Green Star is proposed plus a targeted net zero carbon approach through 80% diversion from landfill and net zero build which will support whole of life living and support active transport and the potential for additional public transport mode share opportunities for new residents and workers in the town centre. 8. Liveable destination - The current dynamic mix of retail, civic uses, restaurants, bars, and residential dwellings in the town centre will be supported by the ultimate population of the new residential and hotel accommodation and expanded through the additional contemporary office, retail, food and beverage land uses this proposal will provide. In addition, a community art and incubator hub, active rooftops space open to the public and entertainment venues will strengthen the liveability aspect and attract visitors with the opportunity to utilize the public transport system. 9. Healthy streets and public spaces - The proposed concept includes community spaces, activated laneways and new public realm which will increase the amount of green space in the location and make the town centre more accessible and walkable, particularly for patrons of public transport. 10. Avoids expanses of open carparks - The proposal develops a large expanse of ground level parking bays which have dislocated and impeded the connectivity of the town centre. The proposal does not diminish the commercial and financial need for parking, indeed there is a slight net increase, but provides an improved urban design and architectural response to this, by sleeving the tenant and public parking within the mixed-use podium and providing for a free-standing decked parking station which is designed to be in scale with the surrounding development, thus not impeding the pedestrian network and walkability of the centre. 11. Original Character and community values- The town centre has great potential to accommodate higher density development and a high-quality public realm, whilst retaining the existing Town Centre character. The proposal represents a respectful and sympathetic design solution which will support Leederville's distinctive feel whilst developing a unique, vibrant, and youthful atmosphere. The proposal provides an effective interface with adjacent heritage and character buildings including the YMCA HQ adjacent to the Frame Court site. 12. Embraced by the community - Whilst the current proposal is advertised for public comments it is clear that there is general support for intensification in the town centre and in proximity to the train station as a result of extensive community engagement and feedback received through the development of the Precinct Structure Plan and Design Leederville campaign. There is also a very active Town Team called Leederville Connect which embraces change and provides stewardship to ensure ongoing placemaking and community participation in key activities and events. This strength of place is essential for great TOD outcomes. We trust that this submission will be considered as Council debates the ongoing revitalisation of the Town Centre and the opportunities for a great TOD outcome that this proposal represents and which will act as a new benchmark for Perth and potentially Australia.
121.	I am in agreement. Leederville absolutely needs more parking to attract people to the area.
122.	Fantastic proposal.
123.	This is a wonderful plan and badly needed to revitalise Leederville.
124.	We keep our eye on residential projects as we're in the process of downsizing. Leederville could be a good choice for us and this project sounds like it will be a good injection of life into the town centre. I look forward to seeing how this rolls out.
125.	As long as the parking roll out is staged I think this is a good idea.
126.	The proposal and business plan appear very positive for the City. In fact there appears to be much to gain with no substantial downsides. Hesperia have a great record in Vincent of producing exactly the kind of outcomes that are targeted in the Business Plan, and which we need more of: a increase in greenspace balanced with ample parking, more retail and other amenity, and daytime worker population to support new and existing town centre businesses.
127.	Excellent proposal.

Summary of Submissions:

	Support – Total number of submissions – 173
128.	'the business plan makes sense for the significant beneficial outcomes to the masterplan + proposal. a great outcome for: - Community - parking still retained - safe active spaces at night with passive surveillance (current carpark late at night for staff is not always safe) - active frontages for stronger legibility.
129.	I think the plan is great, and long overdue. It will revitalise that area that is currently under utilised, provide more parking yet use the land that is currently only car park for so much more.
130.	This is a great initiative by the City of Vincent and they have chosen an excellent partner in Hesperia to head the way on the developments.
131.	I believe the business plan will be a positive impact in Leederville. My partner and I are new to Perth and are living in Leederville, so far we are loving it . I think the additions would make the atmosphere of Leederville even better.
132.	Very keen to see this proposed development go ahead.
133.	Creating a multi-story carpark to allow for better pedestrian and community space is a much better outcome and use of this area.
134.	I think the area is underutilised and this proposed plan will assist in providing residential apartments for inner-city living, whilst providing more amenity and office space. Leederville is such an up and coming area and more people will assist in making this a vibrant place to live and work.
135.	Great outcome for Leederville and the City of Vincent.
136.	As a resident of the City of Vincent, I believe the proposed development is a very welcomed addition to the area, and provides a great balance of activating underutilised land in a key area for local economic growth, while managing potential risks in relation to traffic and parking. The proposed mix of uses, and footprint of the development, seems appropriate for the locality.
137.	This is a great project for Leederville. Has been a long time coming.
138.	I support this proposal and believe it'll lead to significant positive outcomes for Leederville.
139.	Fully support this development and the revitalisation of the urban centre.
140.	Business plan looks amazing and will be so beneficial to the growth of Leederville as a significant place in Perth.
141.	I support this business plan.
142.	Hesperia has perfectly captured the vision of Leederville through the proposed design. Infill development will only add to the vibrant town centre and encourage new business to the area. I'm excited to see what the future of Leederville will look like with this new development.
143.	Great initiative for the area. This will really benefit the area, community and surrounding businesses. Can't wait to see it come to fruition.
144.	I fully support this redevelopment. As someone who lives in West Leederville I think this will bring a lot to the community and be an exciting change.
145.	This is an excellent proposal that will greatly improve Leederville Town Centre. The temporary loss of car parking bays should not be the primary focus/key issue that might stop this from happening. More residents and businesses in and near the town centre are needed in order to make the place more self-sustaining and not reliant on so many external visitors that need to drive to and park in the town centre.
146.	Thank you for meeting with us to walk us through the City's major land transaction for Leederville. Your continuing engagement is welcomed and appreciated. We have reviewed the documents, and would like to make the following comments: Carparking • It is noted that overall parking levels in the town centre will be slightly improved at completion of the works. • However, during the first construction phase it is noted that parking will not be available at Frame Court for at least 12 months. This is notable as our employees are significant users of the Frame Court carpark (during office hours). • It is noted that the proposed staging guarantees that a minimum of 262 bays will remain available in The Avenue carpark during this period. This staging is supported, and is important to ensure that a minimum level of parking is maintained.

Summary of Submissions:

	Support – Total number of submissions – 173
	• If the City wishes to offset public carparking on our land (outside office hours), we welcome a conversation surrounding possible options and the funding of any necessary upgrades. Pedestrian Corridor: • We maintains our commitment to create the previously discussed pedestrian spine along parts of our land. • The indicative plans appear to maintain and bolster this possibility, although it is noted that detail has not been provided at this time. • We would be pleased to continue discussions regarding the proposed works (and land matters) required to activate this corridor at an appropriate time. It is assumed that delivery of these improvements will remain funded by the developer and/or City.
147.	About time. Looks like a great project and nice to see large amount of public parking retained.
148.	I am supportive of the plans to revitalise Leederville with new facilities.
149.	The proposal looks like it will be great for the area.
150.	The business plan appears to be well thought through, identifying a cost effective process for the City to both achieve a redevelopment of an underutilised area and construction of much needed parking.
151.	I recently relocated to a residence on Newcastle Street, transitioning from Gold Coast, QLD. My time here has allowed me to deeply appreciate the vibrant atmosphere that pervades Leederville, a place that stands out for its rich culture and restaurants. The convenience of being close to the train station further enhances the area, making it a prime location for young individuals like myself to settle in. However, I have noticed that there are moments when the area could benefit from an increased populace and a more vibrant buzz. I believe that the proposed development project can be a golden opportunity to continue to build the atmosphere and culture within the area. Furthermore, I hold a deep admiration for the ABN building and I have faith that Hesperia will once again create something amazing. I wholeheartedly support this development and eagerly anticipate the positive transformations it promises to usher into our community.
152.	Seems a reasonable solution to for business and residential alignment.
153.	Looks like a very good project catapulting Western Australia into the future.
154.	Business plan includes EXTRA parking bays while delivering retail, office and residential tenancies. A no brainer that will revitalize Leederville and ensures it maintains itself as an entertainment hot spot for years to come.
155.	Agree with it.
156.	I support the business plan as proposed.
157.	As someone who has lived in the area for many years I see this redevelopment as a positive way forward. The car park area has remained basically the same for years and years and better use could certainly be made of the space. The fact that there will be more parking overall is a plus. I also like that the will be more opportunity for retail businesses. Over the years, Leederville has become very food centric in terms of bringing people to the area. The opportunity for other retailers would bring me to the area during the day rather than just at night. I also find the car park quite a spooky place at night whereas this development looks as though the area would be more "user friendly" with more people out and about in the area.
158.	I am supportive of the redevelopment of the car parks. The proposed uses will energise the town centre and bring more people in.
159.	The smart using of the land that is just being used for parking is a great idea.
160.	I am supportive of the Leederville Car parks business plan.
161.	Happy for Council to proceed as per the plan. We will all benefit from increased density of housing in this great inner suburb which is close to public transport. The additional ratepayers can provide funds for improved cleaning, maintenance and gardening in the streets of Leederville which are currently very underdone in terms of frequent attention and look very scruffy.

Summary of Submissions:

	Support – Total number of submissions – 173
162.	This visionary proposal will revitalize Leederville, and is critical to enhance the facilities and amenities of the area. Bringing more businesses and foot traffic to the area will improve safety and liveability in Leederville. With Leederville's close proximity to the city it is essential that the residential offering is increased, and this proposal address that need. Increased residential will have a positive impact on the hospitality scene and vibrancy of the area. It is noted that the proposal will improve the parking facilities which is a great outcome for visitor and workers. As a long term resident I strongly support this proposal.
163.	A well thought through plan and development proposal that will further reinvigorate the Leederville town centre. On paper, it appears to tick all the boxes whilst providing minimum disruption to current town centre amenity. Look forward to see it being implemented in the not too distant future.
164.	As a small business owner and employer in the heart of Leederville for a number of years we wholeheartedly support the proposed redevelopments. This project, alongside the Frame Court proposal, will elevate the centre of the Town and bring in more residents, more visitors and more business - all massive positives and worth getting behind the MLTP. Its great that the Council have been proactive in supporting the redevelopment of the site and future Councillors and leaders of Council should pay heed to the positive benefits that will last generations as Leedy continues to evolve. More development next to the train station and support for getting into and out of the place by anything but a car is supported. Having said that, the fact that a staging of parking numbers has been put forward as part of the proposal is a good thing which will help out those businesses next to us that think they rely on it. or want to just jump down Council's throats. Make sure that is part of planning for the site if the plan goes through. Council should make sure there are more pedestrian crossings on Oxford Street linking the sites - make it friendlier for pedestrians to get to businesses on each side of the street.
165.	This is an extremely beneficial redevelopment for the City of Vincent and the wider Perth community. I support the Business Plan highly.
166.	Support the development of the car park sites.
167.	We fully support the business case and land transaction proposal. We believe that the development will be incredible for Leederville and there are many options to resolve the concerns that don't involve more swathes of parking. We support the shift to better, more sustainable forms of transport; consistent with the Strategic Community Plan and the community's desire for a sustainable city. Perth is not that different to other places, and certainly never will be if we don't implement changes to business as usual. We look forward to seeing the project unfold, and encourage the City to move forward.
168.	A fantastic, forward thinking idea that will improve traction and vibrancy to the city of Leederville.
169.	Very good
170.	In favour We provide this letter of qualified support for the business case for the Leederville car park redevelopment. We recognise that the project has been years in the making, and development of these two sites have been included in plans spanning decades. Leederville Connect not only supports the development of the two car parks but has itself advocated for their development through our own Award Winning User Experience documentation, and have reflected the redevelopment as 'given'. We see this as an exciting proposal to bring more residents, businesses, visitors and activity to our town centre. We also see that this development has the potential to deliver exceptional urban outcomes and an exemplar development approach for others to copy. The proposed business case provides an agreeable financial response that will benefit the ratepayers of Vincent considerably, provided that the development occurs in a timely fashion and disruption to businesses and activities is kept to a minimum. We assume the developer will work with local businesses throughout to support them during construction, per many of the points in this submission. We assume that a significant investment by the City into the Leederville public realm (in areas not included in the development) will also accompany the outcomes over time. We believe this project is essential for Leederville to hold its place as Perth's best town centre. Leederville is the perfect location for more density and development, and we consider these two highly connected, incredibly amenable sites as thoroughly suitable locations to deliver a large proportion of the City's density needs, enabling lower scale neighbourhoods to retain their character. We believe the comments received regarding the development proposal should be carefully considered prior to finalising the deal and any associated implementation details, to ensure some of the key outcomes are locked in and not left to negotiation at later stages.

Summary of Submissions:

	Support – Total number of submissions – 173
171.	In favour As a business owner and tenant in the Leederville precinct, we provide qualified support for the major land transaction. Our business works across the state with local Government's undertaking precinct structure planning. We have had to good fortune of working on some relatively high profile precincts including the Canning Bridge Structure Plan and the South Perth Activity Centre Structure Plan. Most structure plans result in a long term transition of a neighbourhood; often resulting in some teething problems as lower scale residential development transitions; 20-storey buildings next to one-storey character cottages are observed and create much frisson in these changing places. Notwithstanding, the need to house many more people in highly serviced and amenable places drives our business philosophy. We avoid all greenfield development, and do not work on projects that underpin continued carbonisation of the planet. Rarely is there an opportunity to provide for additional growth and development in a place so wholly able to deliver it with very limited impact. Leederville is the perfect opportunity to do so, and we absolutely express our support for the proposal in principle. We support the business plan, although would like to see the City and the developer commit to some other outcomes, which will benefit businesses in Leederville in both the short and long term (set out in the Summary of Submissions Comments table below).
172.	In favour subject to alternative temporary parking location being found (as set out in the Summary of Submission Comments below).
173.	We are thoroughly excited by the opportunity for further activation of the Town Centre that is offered through the Leederville Carparks Redevelopment and believe a great outcome can be achieved for all. As owners of key retail tenancy on the corner of Oxford Street and Vincent Street, we want to ensure any redevelopment has a high level of consideration to existing uses and to the greater Town Centre itself, ensuring its ongoing viability and vibrancy. In reviewing the Business Plan and associated vision document, we are confident that a functional, complementary and high-quality design outcome will be achieved. Furthermore, with Hesperia's development experience and ownership interests in the area, we believe they are best placed to deliver this outcome. We are fully supportive of the proposed transaction occurring to facilitate the Leederville Carparks Redevelopment and look forward to working with Hesperia and the City to realise this unique opportunity for the Town Centre.

Summary of Submissions:

	Summary of Submission	Related Subs.	Administration Comment
1.	**Car parking should be increased further**	**12**	
1.1	More parking would be ideal.		The major land transaction would require Hesperia to deliver a minimum of 484 public car park bays on land that currently provides 464 public parking bays. In addition, Hesperia would be required to make the car parking bays associated with the proposed office development available to the public after 5:30pm and on weekends. It is anticipated that there would be approximately 148 office car parking bays, which would bring the total number of bays to 632 outside of business hours, compared to the 464 currently in place on the land. It is anticipated that there would continue to be a shortage of parking during office hours, but an increase in parking availability after hours and on weekends. Two additional temporary public car parks are proposed during construction, as set out in **Attachment 5**. These public car parks would remain post construction dependent on demand and the discretion of the landowners. The amount of parking needs to be balanced against the capacity of the surrounding road network. All of the adjoining Loftus Street intersections are at or over capacity and a significant increase to parking during business hours would add to this issue and would not be supported. There is currently a high level of all day office worker parking in the Town Centre during business hours. Vincent would look to manage this all day parking differently post construction to ensure the additional retail, food and beverage demand can be accommodated during business hours. This may involve changing restrictions, availability and pricing on all day parking and developing programs
1.2	Please rethink the amount of extra parking. 20x day and 178x night extra public is not enough. The truth is Perth is known for its driving mentality and it will stay like this for years to come. This proposal is meant to bring vibrancy and development to the area so we need to provision the area to cater for the demand of the people that will utilize the area for years to come. We also need to keep in mind that people will use Leederville as a park and ride as well as workers for local businesses around the area.		
1.3	The plan looks great theoretically, with a greener, more pedestrian and cyclist friendly area. My only concern is a lack of parking as Leederville becomes more popular. Perth people are terribly negative in their thinking when planning a trip and parking is an issue. Please ensure the futureproofing of the area by investing in and guaranteeing plenty of parking, even if it is slightly outside of the Leederville hub.		
1.4	I do like developments that improve the area as long as it doesn't come at too high a cost. 1. is there enough public and private parking (major shortfall now).		
1.5	Major reduction of parking and with the business; private multi storey carparking = paid parking (no 1hr free parking) and local retail and hospitality businesses will be affected.		
1.6	It is well know that both the Federal and State Governments are encouraging higher density housing development as the urban sprawl has reached excessive limits. I am not in favour of the Frame Court development but as it is well placed in proximity to the Leederville Railway station, I accept it will happen. This 232-bay parking area appears to be largely used by all day parkers from 8am to 5pm. I am strongly opposed to most of The Avenue car park being sold off and redeveloped as proposed. The present public parking in and around the Oxford St hospitality area consists of 232 bays in Frame Court. The No. 32 Carpark has 88 all or part-day bays and 182 by-the-hour bays. There are also some 70 bays in Oxford St between Melrose St and Leederville Parade bringing the total to 572. As well there are 148 car bays in the ABN building that are available after hours. On the demand side for parking, there are some 49 plus hospitality venues, restaurants cafes etc. with a sighted and advised seating capacity of near 2250. Added to this the Luna Cinema complex seating hundreds with a suggested patronage of 200. The Leederville Hotel appears to have a license for 2000 and I was advised that you could expect 1000 on a Friday or Saturday night. That totals 3500 and one should allow for walk-ins and public transporters, say up to 20% or 700, leaving 2800 to arrive by car looking for parking. With an approximate 2.6 people per car that equates to 1052 car park bays required but as some people arrive early and leave early, a figure of 800 bays would be required between 6.30 and 8.00 on a Friday or Saturday.		

Summary of Submissions:

	Summary of Submission	Related Subs.	Administration Comment
	Given that there are 572 bays available, a demand of 800 means that there is a big shortfall at the present time leading to irritation which is only going to get worse and some people will not bother to come to Leederville. EVENING TRADING A walk down Oxford Street will soon result in an acceptance of Leederville as a popular hospitality destination. Many hundreds at the Leederville hotel, up to two hundred at Luna Cinemas and the dozen or so of the larger restaurants at near full capacity. A high percentage (<80%) arrive by vehicle seeking car parking facility that is saturated and can be frustrating. LUNCHTIME TRADING This is dominated by hundreds of office workers from the vicinity who patronize various venues with Bunn-Me and Tsuke-Bar being standouts. Students are also obvious at times. On Fridays there is a noticeable influx of people about to lunch at the various venues.		to encourage local office workers to utilise alternative forms of transport, rather than driving and parking all day.
1.7	I think the major concern we have is related to parking. It's amazing that there will be the additional 148 bays will be available for the public in the evenings however a lot of businesses in the area also trade 9am -5pm and have a lot of issues with parking being available during the day. Retail, hair and beauty, coffee shops and lunch spots are really struggling with this . I know that with the businesses within our space we massively struggle with clients being unable to find parking often circling around for 15- 30 minutes to find a bay and missing there appointments and having to cancel or reschedule. I have had many conversations with the surrounding businesses and they have the same complaints from patrons. It's a shame because I know we bring in many clients from different locations in Perth and with parking being so difficult and to be honest expensive they only come in to get there services and leave. If it were easier and less expensive they would come in for their services and meet someone for lunch or have a browse in the retail stores which would benefit the other businesses in the area. An additional 148 bays will definitely benefit some of the businesses in the area in the evenings, hopefully there can be some resolution to the businesses struggling with the parking situation between 9-5.		
1.8	I am not against development but this seems to increase traffic and parking problems. I think a bit of brainstorming is needed to come up with and more parking after construction is done. to make it successful development in the long run.		
1.9	The design of the Avenue multi-use building should be altered to include more parking.		
1.10	The design needs to be changed to include more overall parking.		

Summary of Submissions:

	Summary of Submission	Related Subs.	Administration Comment
1.11	Perhaps consider more parking. Looks like you're not boosting it by much at all. Also, its in the wrong place - The Avenue is a better place to park than the edge of Frame Crt.		See overall response to 1. above. Public car parking is proposed on both the Frame Court site and The Avenue site, with 233 public car parking bays proposed in a multistorey building on the northern portion of The Avenue site.
1.12	I am an owner occupier living within the city of Vincent and I do not support the proposal in the current form. While there would be a marginal net increase in parking spaces it is important to consider that there would be greater restrictions on the vehicles that can access the multi-storey parking. My vehicle is over a standard height and typically multi-story car parks are too low to allow access. This proposal does not guarantee minimum vehicle access requirements and would likely place greater pressure on the already limited street parking in the area.		The proposed car parking includes both open air parking bays (41 bays) and multistorey bays (443 bays). The floor to ceiling height of multistorey car park is set at a minimum of 3.5 metres under the draft Leederville Precinct Structure Plan. The additional temporary public parking proposed in **Attachment 5** is also open air.
2.	**Overall car parking should not be increased**	**7**	
2.1	I believe that a move towards greater car centric design and car dependency is going in the wrong direction. More work should go towards making the area more pedestrian friendly.		The proposal only marginally increases the amount of parking available during business hours, while ensuring that private office parking is available to the public after hours and on weekends, when the road network can accommodate any additional traffic. During business hours there is a slight reduction in the proportion of parking to retail, food and beverage floorspace. There is currently a high level of all day office worker parking in the Town Centre during business hours. Vincent would look to manage this all day parking differently post construction to ensure the additional retail, food and beverage demand can be accommodated during business hours. This may involve changing restrictions, availability and pricing on all day parking and developing programs to encourage local office workers to utilise alternative forms of transport, rather than driving and parking all day.
2.2	I don't support having a multi-storey carpark. There are already too many cars in the Oxford St area, and increasing the number of car bays will encourage more people to drive to the area rather than taking public transport, walking or cycling. The more traffic and cars there are, the less pleasant it is to walk and cycle in the area.		
2.3	The area is already a traffic congestion hotspot. How is a proposal focuses so much on car park when you can do much more than that? It is next to a train station, people can come using public transport and active transport. Instead of hoping the car park revenue gives the city income in return, why not provide free CAT services to move people across city of Vincent? My friend lives in north Perth wanted to catch a movie with me after work (I work in Leederville, he found no choice but drive). Providing car park does not bring vibrancy to the centre, provide mobility is the goal. So there you go, I oppose the proposal because parking is not a sustainable development and it will never be future proof.		
2.4	We encourage a behaviour shift in how people use their car, advocating for the decarbonisation benefits of reduced car use, improved public health and amenity outcomes, and the opportunity to divert funding away from road building and towards much needed social and community services. We support reducing parking ratios, maximum parking ratios and caps, and is fully supportive of the parking ratios previously presented in the Leederville Precinct Structure Plan (the structure plan). The parking being proposed in the Leederville Car Park redevelopment is still considered excessive for a centre of this location and proximity. Public spending on parking in such a location is unnecessary and does not encourage any form of mode shift. This is a shame given the high frequency services in proximity and the high levels of walking and cycling in the Vincent LGA.		

Summary of Submissions:

	Summary of Submission	Related Subs.	Administration Comment
	Based on the City's own assessment of parking provision across the centre (1,500 bays), and some 13.45ha of commercial space at full build out of the structure; if applying a typical shopping centre/commercial rate of between 30 and 50 bays per 100m2, the centre should have more than 700 bays in total; instead it has 1,500. We recommend decreasing the final parking provision. Further, parking fees should absolutely be increased in the interim, to recognise the cost to both the community and society of parking and traffic. Instead, the developer may provide cash-in-lieu, which would provide substantial funding to the City to be able to implement a range of public realm and transport improvements; perhaps even paying for the City's own CAT service and other actions from the City's Accessible City Strategy. We supports the development of the car park sites; but notes a strong desire to see reduced parking provided.		
2.5	We would encourage the City to push back on parking, and not increase supply in any way. The supply of parking is contradictory to a good sustainable city, and the ratepayers of the City should not be paying for the provision of bays used by tenants who provide none of their own supply.		
2.6	With increased parking proposed, is there the opportunity to remove the majority of the on street parking on Oxford street and use the parking lane to expand the footpaths for a more walkable main street (ie. wider footpaths for pedestrians, and outdoor tables for restaurants) integrated with garden beds/ vegetation or stormwater raingardens?		This would be considered as part of the future Place Plan for the Leederville Town Centre.
2.7	This is about the Council replenishing the financial coffers (and raising the cost of parking in multistorey structures because it has to pay Hesperia the commercial rent for the parking). The business plan focuses on what the construction of three mixed residential/business/retail buildings will bring to the Leederville centre in terms of the Council's broader planning objectives. What the business plan does not consider is the impact that bringing new cars into the Leederville centre (because more people will be living there and working there) will do to the roads around the centre. They are all one lane either way and no ability to widen them. Oxford Street is already a disaster in the morning if the freeway is clogged (or there's rain during peak hour) with people getting off and running down Leederville Parade or Oxford Street. And turning right from Leederville Parade onto Thomas Road is a debatable proposition before 10am now when there are four or five sets of lights up to the Wellington street intersection and that section of road has to cope with the freeway off ramp and the busses coming off Cambridge Street. People leaving home from one of three new apartment complexes in the morning is not going to help (and not everyone will be on the train). Any additional impact from additional cars on Oxford Street at either end of the working day is going to have an impact on the effectiveness of the number 15 bus route as a reliable public transport option.		The City carried out traffic modelling of the Town Centre as part of the development of the Leederville Precinct Structure Plan. This modelling considered the scale of development included in the Proposed Concept and Vision. The modelling was carried out by Cardno transport consultants and formed part of a Transport Impact Assessment. The Assessment recommended a number of actions, including minimising any increase to business hour public car parking, intersection upgrade and a focus on increasing the attractiveness of walking, cycling, escooter, ride share, public transport in the centre. This proposed major land transaction would not substantially increase the amount of public car parking during business hours (20 bay increase) and include a significant bicycle parking and end of trip facilities. The proposal would also be leveraged to seek

Summary of Submissions:

	Summary of Submission	Related Subs.	Administration Comment
	What road traffic modelling has been done to consider the impact that an additional amount of living and working opportunities (while great for council coffers) will have on the people that already live here and have to deal with the shonky roads? It will naturally be problematic during construction ... but there are longer term potential impacts. If that is not a part of the Council's remit - when will such traffic modelling be done? And by whom? And how will the modelling be released to the public?		upgrades to the Leederville Train Station and to seek a CAT Bus connection into the Town Centre.
3.	**Management of parking and access during construction**	**8**	
3.1	It will be lovely to revitalise the area but what will happen with parking while the sites are under construction - convenient, affordable all-day parking is difficult enough as it is. Will the new bays be affordable for average office workers for whom public transport is not an option.		The management of the available parking and access to businesses was also raised as an essential issue during the consultation period. It is recommended that a Town Centre wide access and parking management plan be developed for the construction period and beyond. It is proposed that digital parking signage be provided on Oxford Street, Newcastle Street and Leederville Parade directing traffic to available parking bays. It is proposed that this signage be funded from the cash-in-lieu of car parking reserve. Vincent is currently planning pedestrian and cyclist wayfinding signage, scheduled for delivery in 2024, and this would be adapted by the plan while development occurs on each of the car park sites in turn and on completion of each development. The Leederville Town Centre Precinct Parking Plan is also being developed this financial year and would also be adapted for the construction period and beyond to ensure the most appropriate parking restrictions were in place for each stage of the development. A significant communications and education program regarding business, parking and access continuity is also proposed. This would include programs to encourage local office workers to utilise alternative forms of transport, rather than drive and park all day.
3.2	I think a bit of brainstorming is needed to come up with alternate parking options during construction.		
3.3	The City should seek alternative parking options during the construction phases to assist the public to access the area and patronise businesses.		
3.4	PREDICTIONS ON THE CLOSURE OF FRAME COURT CAR PARK Many of the at present all day parkers will move to the southern part of No. 32 car park where all day parking is at present available. This will put pressure on 32 particularly on Friday lunchtime and Friday/Saturday evening. I do not expect a huge reduction in lunchtime trade, but the evenings will be different. This will be felt for at least one year and the best part of two years. PREDICTIONS ON THE CLOSURE OF THE AVENUE CAR PARK My observation suggests that there is an influx of around 100 vehicles in the lunchtime period. A small percentage, say 20% are for a very short time. In the evenings there is an influx of people heading for the 10 bars and restaurants plus the hotel and the Luna Cinema complex. With the 277 bays gone the aforementioned venues will suffer a reduction in patronage and turnover of near 50%! That will send some of them on a path to corporate undertakers i.e. receiver managers, liquidators and auctioneers and sole traders to bankruptcy. The Good Grocer will be crippled as most of their customers drive in. Similarly, the Luna theatres will also suffer a fall in patronage of well over 50%, perhaps 70 to 80%. - A suggestion for an alternative site for high density development that appears to meet the required criteria is 641 Newcastle St with at least 3500 square metres. It is undeveloped and part of the Met Water land holding.		
3.5	We encourage the City to act immediately to enforce parking restrictions, remove all monthly parking permits, and complete formal number plate recognition audits. Given the City has access to very fine grain data on parking in the precinct, comparative to spend in the precinct, it should be relatively simple to determine if the parking being used is linked to the expenditure within the precinct (as a trend rather than an absolute). There is far too much misinformation being shared about the need for parking in Leederville, and we consider the parking to be in oversupply based on comparison rates for shopping centre and precinct based parking provision (e.g. Hillarys Boat Harbour, which also applies a shopping centre type rate). This oversupply has		

Summary of Submissions:

	Summary of Submission	Related Subs.	Administration Comment
	the effect of inducing demand for driving into Leederville which is exactly the opposite of what we should be doing. Detailed analysis completed over the coming two years will help to provide an evidence base to the retailers (in particular) that have expressed fears over loss of parking. The City should encourage those traders to be involved in collecting that research. In addition, we believe the following should also be addressed: • Improved station signage - such that displays of timing can be seen at the base of the station access. • Bus route signage similar to the above, showing live times of bus connections. • General wayfinding signage. • Detailed variable messaging leading up to the start of construction and during construction to aid in decision making once the precinct is entered.		Vincent would collect parking and spend data before, during and after construction so that adjustments can be made to maximise access and visitation at each stage of the development.
3.6	In favour subject to:		
3.6.1	- Alternative temporary parking locations being found e.g. SIDE, TAFE, Dept of Sport and Recreation, Leederville Oval for patrons and customers of businesses in the vicinity of the Oxford and Vincent Streets - Temporary parking being provided at the Water Corp site 641 Newcastle Street, day and evening - Temporary evening parking being provided at the Water Corp undercroft - Alternative temporary parking locations are listed on the City of Vincent website parking information - All day parking being limited or removed from The Avenue - Assistance is provided to affected businesses through registration/license concessions.		
3.6.2	- Construction workers are prevented from using the Frame Court and The Avenue car parks during the construction period.		A Construction Management Plan would be required for each build and would stipulate where construction workers could park. It is proposed that they would be bused in from outside of the Town Centre.
3.6.3	- Short-term 15 minute bays are provided at The Avenue to facilitate quick pick ups of groceries, prescriptions and takeaways - Adequate loading zones are provided for the delivery of goods during the redevelopment of The Avenue Carpark.		The parking and access management plan would allocate temporary parking bays and loading bays along the boundary of The Avenue north site, as well as elsewhere in the Town Centre to facilitate the quick pick-ups and deliveries.
3.6.4	- The design of the new multistorey carpark on The Avenue allows for a floor to ceiling height of 3.5 m to allow access for smaller goods and service vehicles.		The floor to ceiling height of multistorey car park is set at a minimum of 3.5 metres under the draft Leederville Precinct Structure Plan.

Summary of Submissions:

	Summary of Submission	Related Subs.	Administration Comment
3.7	It is well understood that businesses are concerned about impacts of major changes in Leederville. We will continue to work closely with the City and advocate to the developer on ways to stage and transition development for the least impact during construction. This is likely to include advocacy for the developer to pay for a significant marketing and communications program regarding business continuity, signage and wayfinding during construction and directional signage of parking areas. Signage on approach to the centre from its major car, bus and rail connections will greatly help with decision making on entry. Walking and cycling should be encouraged. Better promotion of the ABN building offpeak parking should be included, and as this current developer has relationships with that building, we would encourage further work between Hesperia and ABN to encourage their own staff to transition away from the car. This could be a wonderful opportunity for ABN to reintroduce shop-local incentives, through the developer, which could be extended to Water Corp and other office workers. We will encourage the developer, and seek support from the City to do same, to undertake incentives for community members to continue to shop and spend in Leederville, through competitions, vouchers and discounts for services in the future development. All of this, if presented properly well in advance of 2025 (the turning of the first sod), will go some way to softening the impact and may have significant long term flow on benefits to the Leederville centre. Business compensation: We understand that a number of businesses may seek compensation through this process due to loss of trade. We recognise this is a realistic concern for those businesses that could be affected, however, this should be considered carefully and for the benefit of the whole community of the City of Vincent. With the existence of Spendmap data owned by the City, data regarding parking through the Easy Park app, and the opportunity to do ongoing reporting of pedestrian footfall through pre, during and post development periods, we assume the City will be able to test these concerns for accuracy. We would encourage the City to undertake detailed Number Plate Recognition studies over the next few years to better understand the origin of traffic, which will enable greater advocacy with the Public Transport Authority for improved servicing and/or targeted education programs. Furthermore, we would recommend that the City approach all businesses to seek more detailed information about their existing revenue and costs, which should be verifiable should they seek compensation. Otherwise, it is possible that the ratepayers and community of the City of Vincent will effectively be underpinning businesses that might otherwise be unviable of their own account.		Agreed. See response to 3. above. All of the suggestions are supported and would be considered as part of developing the parking and access management plan.

Summary of Submissions:

	Summary of Submission	Related Subs.	Administration Comment
	We are fully supportive of the approach to parking laid out in the business case, which is both pragmatic and reasonable, notwithstanding our comments on the design. Having significant areas of our town centre only used for parking is not a good use of our space in Leederville. There is much more that can be done with these spaces, and we also recognise that global research contra-indicates the value to the economy of parking; we understand that parking is an economic cost and not a benefit to businesses and the community at large. We also recognise that the community of the City of Vincent has strongly supported sustainability initiatives, and that this development is an opportunity for the City to provide an example of a steady transition from car-centric to people-centric places. We would like the City to consider the following well in advance of development happening, to enable a smarter transition and much improved approach to parking generally in Leederville: - Remove all monthly parking permits in Leederville car parks immediately. We have undertaken our own surveys and found the ongoing all-day parking of (predominantly) Water Corporation staff in reduced cost bays to be completely unreasonable to both the City's ratepayers and the businesses operating in Leederville. These people are essentially incentivised at a rate much reduced from all other users. All these staff have the capacity to shift to alternative journeys; they are generally a well remunerated group who have the capacity to find public transport or active transport solutions, because their journey start and finish time is regular and can be planned. Catering to service workers and casual staff working in the retail and food and beverage sectors with irregular hours should be a far greater priority than this cohort. Many of the all-day vehicles have been observed daily in the same location for extensive periods of observation; it is time for them to figure out alternatives. - Implement much stronger compliance management in the Frame Court parking area and adjacent Leederville Village immediately. Whilst we recognise that some patrons will react to this, we also believe it is important to properly control the parking that already exists, encouraging people to consider alternatives sooner rather than doing so when parking is at a premium during construction and thus blaming the development. - Close the existing drive through between the Frame Court parking area and adjacent Leederville Village private strata development. This drive through is dangerous and contributes to parking 'cruisers' doing bog laps of Leederville. Many drivers who can't find parking in the City's parking spaces simply drive into this strata development and use bays that are allocated to the tenants, thus creating further issues which will surely become worse as parking reduces. Drivers use this drive through as a convenience. Studies show that making driving 'inconvenient' helps to convince people to transition away from private vehicle transport. This is another way to encourage people to mode shift.		

Summary of Submissions:

	Summary of Submission	Related Subs.	Administration Comment
	- Bring in the Department of Transport Travel Smart team and work with all major organisations (DLGSC, Water Corporation, SIDE, TAFE, ABN) and smaller office based businesses to present viable local alternatives. In particular, environmental agencies such as Water Corporation should be doing more to decarbonise its staff travel, and greater participation in such programs will be an encouragement to do so. - Seek financial support via the business case deal to provide Transperth SmartRiders to businesses located in Leederville that would have regular usage. - Undertake a program of education with traders regarding the benefits and issues associated with parking. Complete a literature review of economic and social assessments regarding the relationship between parking, trade and user experience and engage with traders. Then, provide support on how to best communicate information about the upcoming developments with patrons. Provide marketing assets and graphics for the businesses to support their ability to encourage mode shift behaviours, well before the development occurs (now!). We would also like to meet with the City to discuss implementation of the above recommended car parking investigations and impact mitigation strategies.		
3.8	The Avenue carpark provide the ability to drop in for 15 minutes to pickup takeaway, a bottle of wine, the chemist, a bottle of milk etc. The reduced number of bays during construction will disincentive people from doing so and instead they will go to other hubs eg. Mount Hawthorn. Businesses of this nature are already experiencing this with the removal of the 1 hour free parking. I am concerned about my staff and customers' safety and accessibility needs having to walk further to the town centre from temporary proposed parking at the Water Corporation. Leederville food businesses do a large amount of UberEats style orders, currently their drivers experience great difficulty getting parking to pick up orders. I've seen this from talking to the drivers and also seeing a large number of them park illegally in private parking, the curb and bus bays. With the current inadequate parking in Leederville causes people to illegally park in the residential parking. I live 750m/10 minute walk from The Avenue Carpark. The street in which I live has 2 hour parking limit yet it is filled with non-residents/non-permit holders overstaying the 2 hours, many who stay all day every day resulting in myself not being able to park. This is an issue at night time as well. The residential parking is not being monitored well, I have called the Ranger many times to check the street without any improvement. I can only see this becoming a greater problem once construction commences.		It is recommended that a Town Centre wide access and parking management plan be developed for the construction period to ensure that safe parking is available for staff after business hours, particularly Retail and Food a Beverage staff, as well as short term 15 minute parking for customers, ride share and delivery drivers. During construction it is proposed that: 1. Not all of the parking in either of the car parks is impacted at the same time, so while The Avenue North is impacted the 77 bays in The Avenue South would remain available for short term 15 minute and after hours staff parking and while Frame Court is impacted the 50 car parking bays on the western side of the Frame Court Car Park, which are not part of the land transaction, remain available for short term 15 minute and after hours staff parking.

Summary of Submissions:

	Summary of Submission	Related Subs.	Administration Comment
	There needs to be more frequent buses and trains at night so people aren't left waiting an hour for the next train - we design our staff roster around the train times so our staff are spending minimal time at the station at night. Using public transport isn't a viable option for everyone, especially if you don't live on the train line or young families. If you live in Mount Lawley, you aren't going to get the train to Leederville. A large demographic of those using Uber or public transport to come to Leederville are often planning on having a 'a big night out', if Leederville becomes a hub where the best option to Uber/PT, I feel there will be a shift in the people frequenting Leederville - higher levels of anti-social behaviour and intoxication rather than having a diverse healthy strip. The design needs to be changed to include more overall parking.		2. The short term parking bays along The Avenue, the road to the side and behind Good Grocer, remain available. See response to 1.1-1.9 and 3.1-3.6.1.
4.	**Concerns with the design set out in the Proposed Concept and Vision**	**8**	The buildings proposed in Hesperia's Proposed Concept and Vision are highly conceptual at this stage. If the major land transaction is progressed, the next step would be for Hesperia to identify a tenant for each of the proposed buildings before commencing a process to design the proposed building for that tenant. The proposed major land transaction requires Hesperia to consider a design competition that the City's Design Review Panel would be involved in. The building would then be required to go through the development application process. The buildings would be assessed against the requirements of the Leederville Precinct Structure Plan and the City's Built Form Policy. The process would involve early community engagement, consideration by the City's Design Review Panel, formal community consultation and determination by the Development Assessment Panel. Height, connectivity along the eastern side of The Avenue South site through to the train station, impacts on wind, colours and materials would all be considered as part of this process.
4.1	The COV multistorey building should not be pink but some other colour.		
4.2	I know, at this stage, that the images are just artist's impressions, but boy do they look ugly.		
4.3	Oxford street business and heritage makes it attractive to families from all over WA and Australia. new development will take away Leederville charm and make it like any other Perth city building complex.		
4.4	Opposed to high rise.		
4.5	I am concerned about the proposed height of the apartments and the shade they will cast, along with potential wind tunnels.		
4.6	The proposal is a significant underdevelopment of the sites. The sites have the freeway to the south west – surely much greater development could be achieved without compromising privacy and overshadowing, which are generally the main arguments against higher density development.		
4.7.1	It is acknowledged that the Concept has been written to meet the City's project criteria and the architectural offering shown in the documentation will probably undergo refinement. We fully intend to advocate strongly to the developer during the detailed design phase and have some assurances that this will occur. We support the ceding of land for the Water Corp drain as part of the ongoing connectivity of the precinct. Likewise, we support the siting of the developments that enable good connectivity through the strata lot on Newcastle Street; noting this is not a public thoroughfare but is part of the Leederville walking 'fabric'. There are some details that we consider may be built into any commitment to the developer to progress the negotiations, that would reasonably be the domain of the City to enforce. These are as follows:		
4.7.2	- An improved link in the north south movement between Lot 2 (the Avenue) and the Kailis building by providing a pedestrian way thru the edge of Lot 2 to the railway station. This does not necessarily have to require ceding additional land to the City and could be achieved thru an enclosed arcade style thoroughfare.		

Summary of Submissions:

	Summary of Submission	Related Subs.	Administration Comment
4.7.3	- Reconsideration of the limited use of the airspace above the Lot 2 parcel in Frame Court. The five-story limit on this building feels like a lost opportunity. We recognise this may be the trade off to providing rapid return of parking to the centre, but would encourage the City to work with the developer to find other ways to bring parking back online, as five-storeys in this location is relatively inconsistent with the neighbouring development. An opportunity exists to provide a slightly smaller, yet higher footprint to support the following point.		The 6 storey car park is proposed so that parking can be brought back into the centre of the Town Centre in the shortest time possible, estimated at only 12 months. This allows for the remaining developments to occur in a staged manner. The car park has been designed so that it aligns with the 6 storey podium height of 40 Frame Court. With the community uses on the ground floor it would integrate well with the neighbouring development. The site would also be owned in freehold by the City and could accommodate additional height in the future.
4.7.4	- An improved link between the southern edge of the Lot 2 Frame court site through to Frame Court, wrapping the parking so this edge is activated. This will enhance connections between the YMCA, Water Corp and all other precinct users.		An east-west pedestrian connection is included in the Proposed Vision and Concept along the southern side of the proposed office building and then directly through the proposed Frame Court Car Park. This provides a clear route from the YMCA through to Frame Court and from the Water Corp/Frame Court through to Oxford Street Reserve and Newcastle Street. Further design work needs to be done on this connection and the frontage.
4.7.5	- We consider the overall height of the buildings to be relatively low for the site, and encourage the City to be more flexible. Given the time requirements for completion, this may require the business case to have some further flexibility.		The Avenue South building at 23 storeys and the Frame Court Office building at 14 storeys both achieve the maximum heights for their locations in the draft Leederville Precinct Structure Plan. The Frame Court Multistorey Car Park Building has been designed at 6 storeys to ensure parking can be brought on line in the centre of the Town Centre quickly to facilitate the remaining development and aligns with eh podium height approved for the adjoining 40 Frame Court development. The height of The Avenue North building at 7 storeys is subject to Hesperia securing a tenant and could be increased in line with the draft Leederville Precinct Structure Plan.

Summary of Submissions:

	Summary of Submission	Related Subs.	Administration Comment
4.8	It is acknowledged, once again, that the Concept has been written to meet the City's project criteria and the architectural offering shown in the documentation will probably undergo refinement. Consequently, the comments below are made with the full knowledge that the architectural design will evolve.		
4.8.1	Leederville is characterised by reasonably easy movement for people (as opposed to cars) on an east-west axis. The challenges sit in the north-south direction. A positive aspect of this Concept is the strengthening of the movement area around Frame Court pg. 34 and Little Oxford Lane pg. 23. This makes the preservation of the link thru the strata unit development pg. 9 on Newcastle St a vital part of the movement network. The most likely reason for the creation of a public park between Lots 1 & 2, although this has not been verified, is to provide future access to the storm water drain under the site. While a public park is a good asset for the community, its function to support pedestrian movement is very limited. Despite the direction indicating arrow on page 19 the western exit of the public park does not, on the current and future uses of Leederville Parade, go anywhere useful for pedestrians. In this context the north-south movement can be enhanced by revisiting the design for the use of Lot 2 by providing a pedestrian way thru the edge of Lot 2 to the railway station. This does not necessarily have to require ceding addition land to the City and could be achieved thru an enclosed arcade style throughfare. Support for the Water Corporation drain redevelopment, ceding land to support this objective, and the willingness to join with other stakeholders to enrol Water Corporation in the project is a very positive initiative.		Agreed. The central east west public space proposed on The Avenue Car Park site is intended to accommodate the relocation of the Water Corporation drain and would facilitate the redevelopment of this drain into a public asset. The location also allows for some access to and from the principle shared path running along the eastern side of the Freeway. Continuing the north-south pedestrian connection along the eastern side of The Avenue Car Park site would be an important asset and would be explored with Hesperia.
4.8.2	The imagery in the Concept appears to join a number of architectural styles including loggia concepts from Moorish or Hacienda styles on the ground plane, Brutalist level podiums, over topped by an Internationalist style glass tower. As such, the overall architectural cohesion of these is uncertain and there is nothing in any of these, except possibly the loggia concepts referencing the front of the Re Store or the Jugal club, which reflects or interprets the existing built form of Leederville. The loggia concept for the ground plane can provide shaded pedestrian friendly areas and they need to be very spacious and open to avoid creating semi-internalised dead spaces between the inner building and the public pavement. While the Little Oxford Lane captures something of this desired permeability, it is uncertain whether the current concept for Georgiana Walk will achieve a desirable smooth and welcoming transition between the inside of the building and the public realm.		These comments are noted and have been provided to Hesperia for consideration as part of the design of each building.

Summary of Submissions:

	Summary of Submission	Related Subs.	Administration Comment
	The development of podiums is new for Leederville. The challenge of interpreting the existing Leederville style and culture for podiums still needs considerable thought and interrogation. CCN, which worked on the EG development, opted for a more organic forms and soft facing to its podium with differentiated treatment of the surfaces, through a selection of a range of materials, to address this question. The Brutalist concept which informs the Hesperia development presents a façade which is too hard edged, clinical and overbearing. It creates a castellated, armouring of the inhabitants of the building and segregation of internal podium activities from the life on the street. This is not in keeping with the character of Leederville. In addition, it is hoped that the design of the podium would have the ability to articulate off the EG development and the other buildings in the precinct. This does not appear that this has been considered. The challenge for these developments will also be to make the designs climate responsive. Large faces of dark brick and considerable hard surfaces may not be helpful to achieve this objective. A similar analysis can be applied to the Internationalist style glass tower. These may be appropriate for the Perth CBD however the internalised isolation and lack of intimacy or humanity associated with such designs is not reflective of the Leederville culture.		
4.8.3	Similar comments can be applied to the landscape architecture. On the very limited information available the landscape architecture appears to be about interpreting a singular parti, specifically revisiting the historic wetland beneath the site using a WSUD approach. While this is good and commendable there is so much more which could be achieved through innovative landscaping. An important design criterion could be “how many community uses can be packed into the various landscaping interventions?”		Noted. The opportunity to maximise the number of community uses that can be integrate into the new public spaces has been raised with Hesperia and would be considered as part of the next stage of design, which would occur in conjunction with the design of the buildings.
4.8.4	This design is typical of most Perth developer’s offerings, specifically “designing inwards, site focused, criteria compliance and maximising financial return”. Across the development there are several very significant opportunities to build amenity and enhance synergies with surrounding developments. The Concept barely references any of these. As has been frequently commented upon this may be further addressed in the detailed design, however two illustrations of possible improvements are provided below. Firstly, page 10 refers to a 5 storey datum for the building on the north of the Avenue site to provide consistency with the ABN building. The same thinking is not applied to the developments on Frame Court where the public parking building drops down between the EG building and the office and private parking building. Currently the public parking building extends to the street line to the south on Frame Court breaking the possibility of easy movement along the north of Frame Court. This disrupts the opportunity of creating a street level, low key, recreation precinct centred on both sides of Frame Court, linking the YMCA with the southern side of the EG building and the Water Corporation park across Frame Court. If the public parking building was made higher, to visually linking the EG building and the office building then it, potentially, could be pulled back allowing a better and more articulated frontage with surrounding land uses.		The car park has been designed so that it aligns with the 6 storey podium height of 40 Frame Court. An east-west pedestrian connection is included in the Proposed Vision and Concept along the southern side of the proposed office building and then directly through the proposed Frame Court Car Park. This provides a clear route from the YMCA through to Frame Court and from the Water Corp/Frame Court through to Oxford Street Reserve and Newcastle Street. Further design work needs to be done on this connection and the frontage.

Summary of Submissions:

	Summary of Submission	Related Subs.	Administration Comment
4.8.5	It may be appropriate to broaden the thinking about how many civic functions this building could facilitate, rather than just assuming that its only purpose is car parking, end of trip facilities and a roof top recreation area.		Agreed. The proposed community benefits are only conceptual at this stage and do not include all of the community benefits that are required by the draft Leederville Precinct Structure Plan. The proposed major land transaction would require Hesperia deliver 1,275 square metres of community floor space in the Frame Court Car Park building, to be owned by the City of Vincent. The detail of the community spaces would be determined through subsequent stages of the process and in consultation with the community.
4.8.6	The Concept creates several interfaces with surrounding land uses including as referenced above Frame Court, the Water Corporation Drain, Little Oxford Lane etc. All these interfaces present significant opportunities to develop rich nodes of human activity between the buildings and linked to what happens in inside the buildings. While this is mentioned in the Concept with respect to the Water Corporation Drain and the EG development there is so much more that could be done in this area. It is suggested that as the design process proceeds, with whatever team eventually does the project, that “looking outward and what can we create?” is used to approach the development of the ground plane of various parts of the project.		Agreed. These comments have been provided to Hesperia for consideration as part of the design of each building.
5.	**Comments on the Community Benefits proposed**	**4**	
5.1.1	The development proposes significant public realm improvements on development sites. We believe that these need further work to connect to adjacent locations including better connections to the railway station and through to the YMCA and Frame Court/Water Corporation. However, the public realm in the main centre of Leederville requires some improvement. Pavements are run down and unclean. Much of the town centre could benefit significantly from having wider footpaths and reducing road widths. Consistent with the desire to see Newcastle Street reduced to 30km/hr, we consider narrower cross sections to be an opportunity to introduce as the development is completed and parking is returned to the offstreet locations. We consider the formalisation of ‘parklet/eatlet’ style areas along the entire length of shop front on Oxford Street to be an excellent opportunity for Leederville, and one which will significantly reduce vehicle speed and noise in this location. Interspersed with additional planting on the street edge, the additional space will provide larger capacity for food and beverage venues, and will also enable free seating and places to stop across the precinct. Given the significant income that will be generated by the development, we consider it highly appropriate to allocate funding to this type of long term planning and change.		Noted. These improvements will be considered through the Place Plan as the development proceeds.

Summary of Submissions:

	Summary of Submission	Related Subs.	Administration Comment
5.1.2	As noted above, there are a number of conflict points across Leederville. These include the location of the crossing from Oxford Street (east side) to the bottom of the station access, crossing of Oxford Street between Electric Lane and the arcade to IGA, crossing at the intersection of Newcastle Street and Oxford Street and crossing near to Duende. It would be a vast improvement if these locations were provided zebra or wombat (preferred) crossings. The introduction of the 30km/hr zone on Newcastle Street will be aided by this type of traffic calming. Supporting this, it would be good to see Leederville designated as a pedestrian priority zone; with cars made well aware of the change in nature of the environment through signage. In addition, it would be good to see speeding monitored both in the road environment and in car parks. Leederville's car parks are treated somewhat like roads, and are unsafe to traverse, with very few pedestrian paths. A short sharp stint of compliance would be a good reminder that the safety of people is more important than the speed at which a car can find a parking spot. The drive through location at Leederville Village near the Hip-E Club should be closed as soon as possible. This is a particularly unsafe action, and the speed of movement regularly causes conflict at the Newcastle Street entrance nearest the convenience store.		The investment and focus on the Leederville Town Centre creates an opportunity for significant private and State investment into Leederville. These could come through community benefit from private developments, including this one, or though State Government funding. It is recommended that the City promote and advocate for these funding opportunities the redevelopment creates, including improvements to local roads and safety. The City is already pursing speed limit signage and the vehicular connection from Newcastle Street through 663 Newcastle Street to Frame Court would be closed to cars under the Proposed Concept and Vision. During construction this connection may be important to allow access to the remaining temporary parking bays in Frame Court. and would work with the strata owners.
5.1.3	The development provides an opportunity to benefit the community and the businesses in Leederville through activities and spaces that will largely benefit all users. The rooftop basketball/courts are highly desirable, although could be supplemented with trees and other amenity improvements. Leederville is, however, lacking spaces for quiet contemplation, and we would encourage the City to ask for more culturally inclusive spaces in the development, showers and public change rooms, and a laundry space to support our rough sleeping and low socio-economic population.		The proposed community benefits are only conceptual at this stage and do not include all of the community benefits that are required by the draft Leederville Precinct Structure Plan. The proposed major land transaction would require Hesperia deliver the following community benefits as a starting point: • 5 start Green Star be achieved plus a targeted net zero carbon approach through 80 percent diversion from landfill and net zero build;
5.2	While the current proposal is strongly supported, we will continue to advocate with the City and their chosen developer to ensure that maximum community benefit is gained from the development. At this stage, the detail of the design does not provide enough clarity about things that may be delivered, including:		

Summary of Submissions:

	Summary of Submission	Related Subs.	Administration Comment
	- Affordable housing – ceded and properly managed by affordable housing providers; recognising there is an opportunity for the developer to access funding support for delivery of a product that supplies the larger affordable housing sector. - Facilities located within public open space that will be free to use. - Facilities located in private open space that will have asset management obligations and responsibilities and thus might be paid or free. - Secure public bicycle parking, showers and lockers that will have asset management obligations and responsibilities and thus might be paid or free (noting that we advocate for spaces, laundry services, public showers and facilities that are free and can be used by those rough sleeping). - Other publicly available community spaces for meeting, cultural activities, youth, aged or disability services. - Rent-controlled or rent-reduced small tenancies to support emerging businesses. We sees the opportunity for new types of tenancies that operate as incubators to be delivered in this development, given its current ownership by the City and the influence that the City has over the negotiations. There are other opportunities available to the developer which would be beneficial for the community at large, and we note that the City may be considering alternative locations for the Library. Other opportunities include signage associated with public transport times at the station and the bus route, improved and extensive bike racks through the development, an urban orchard, artwork and ongoing activations. The developer may also be interested in contributing to the beautification of the public realm during construction, through installation of temporary tree wells, public spaces and activations or similar through the centre.		• Tree retention and mature tree planting in deep soil zone in accordance with the community benefit requirements set out in the draft Leederville Precinct Structure Plan; and • 1,275 square metres of community floor space in the Frame Court Car Park building, to be owned by the City of Vincent. The detail of the community spaces would be determined through subsequent stages of the process and in consultation with the community. The remaining community benefits required in order for the additional height proposed to be approved, would be determined through the development application process in accordance with the Leederville Precinct Structure Plan. The final community benefits would be subject to consultation with the community, prior to determination. The potential community benefits mentioned in the community submissions would be provided to Hesperia for consideration. Further community engagement on the final community benefit proposal would also be required.
5.3.1	The Concept gives very little indication of what is negotiable. There are significant shortcomings with respect to community benefit in the way the project is currently structured. It would be beneficial to have these matters considered before the project progresses to the stage where the current plan is locked into the commercial and physical planning.		
5.3.2	It is also interesting to compare the proportional amount of effective and useable ground plane space and operational energy of the Hesperia proposal with the level to which EG has devoted to community purposes in its development. The Hesperia Concept would benefit considerably by taking a more generous and contributory approach to creating community benefit.		
5.3.3	The Concept makes considerable note of land which is being converted to community and green spaces and ceded to the City. This, however, needs a measured assessment as a significant amount of this community contribution sits well up above street level. The rooftop facility of 880m is conceptually good, however it represents about 70% of the contribution to community and civic spaces and there is considerable uncertainty about how this would function, given that most people want something that is safe and accessible on the ground plane.		

Summary of Submissions:

	Summary of Submission	Related Subs.	Administration Comment
5.4	The inclusion of end of trip facilities as a 'community space' is baffling. Surely this is required as part of the development as is there for the use of workers in the development rather than the general public.		
6.	**Retained tree protection and ensure delivery of landscaping outcome**	**6**	The proposed major land transaction requires that Hesperia provide double the amount of trees than is required by the State Government's Residential Design Codes. Hesperia has proposed 163 additional trees in total, including 63 on structure and 100 in the ground surrounding the development. The 100 trees proposed at ground level are approximately double the number of trees that would need to be removed as part of the Proposed Concept and Vision. The requirement to retain certain trees, plant and maintain landscaping would form part of any development approval for the site. The additional tree planting is proposed as one of the community benefits required in order for the additional height proposed to be approved and also forms part of the proposed major land transaction requirements. This gives a high level of certainty that the landscaping outcome proposed would be delivered.
6.1	I'm concerned with ensuring the existing trees are kept where possible, and Id love a provision that the developer were held accountable for the greenery that hangs down the buildings. It always looks great on the concept plans but never actually eventuates once its built and handed over		
6.2	Please create/retain adequate green space to offset what looks to be a lot of concrete		
6.3	I want to see as many trees kept and lots more trees planted.		
6.4	As a core principle, we encourage the City to keep planting trees, which aid in both physical and mental health outcomes. We also encourage the planting of trees at the 'edges' of the development sites and in other Leederville locations well in advance of the construction phase; those trees in the car parks are an enormous loss, and anything that can be done in the short term to bring trees in advance would be wonderful.		
6.5	A similar assessment can be applied to the provision of trees and green spaces. There is a lack of clarity about who will do the installation and, more particularly, the long-term management of the deep-rooted trees. There is an unfortunate long-standing history in Leederville of on-structure plantings not being maintained. It would be unfortunate if this outcome was the result of this redevelopment. It is noted that point 2, page 34 implies that the City may be responsible for the landscaping of the land to be ceded to it as part of this development.		Much of the landscaping is proposed in land that would be owned by the City of Vincent. Hesperia would be required establish that landscaping and maintain it for a time in order to demonstrate its viability before handing responsibility over to the City of Vincent to manage.
6.3	Please ensure there is plenty of tree plantings to keep it shaded, cool and aesthetically pleasing. Is it possible to mandate green walls/ garden beds on the parking levels (similar to the car park at the ABN building) so they don't become an eyesore and heat sink?		Though this requirement is not mandated in the draft Leederville Precinct Structure Plan it would be considered as part of the project.

Summary of Submissions:

	Summary of Submission	Related Subs.	Administration Comment
7.	**What is the financial outcome for the City?**	**3**	
7.1	Both documents were given to associates who work in large scale property development and financing and understand the Perth market. With due recognition that the information in the documents was did not contain all the metrics available to Hesperia, their comment was that Hesperia will do very well out of the project particularly in the long term. As described in the documentation, the City will get a reasonably acceptable financial return in comparison with current operations, however there is insufficient information available to make a judgement call as to whether this is a good long-term financial outcome for the City. This is something which the City could investigate further.		The City ran a competitive process and selected the most favourable proposal. The Business Plan was undertaken by the City of Vincent and demonstrates that there is an improved financial return to the City compared to the status quo. This is not the central rationale for the project but rather the benefits the proposal would bring to the boarder community without negative financial implications for Vincent.
7.2	I am not confident that the financial outcome for the City is the best achievable. I have not have had time work out exactly what is proposed financially, but I see two development sites valued at $30,750,000 but the city only getting $10,000,000 and a car park building. I also don't see how the NPV for the proposal will provide $8 million more than the current state when the number of bays isn't increasing by much – surely it can't be due to reduced operating costs or new rates. The introduction of rates payments is also confusing – I thought this was City owned property.		The proposal from Hesperia includes the following return to the City: • $21.7m valuation of Frame Court Public Carpark constructed for the City. Risk of cost escalation borne by Hesperia. • $10m cash consideration paid to the City of Vincent; and • $11.9m of public realm (value of land and cost of construction of improvements) delivered and handed back to the City of Vincent. Likely to have increased in value due to cost escalation since submission. The City's financial analysis did not include the $10 million cash consideration or the $11.9 million in public realm deliverables, as these would not generate cashflows for the City. The financial analysis included the 148 after hours bays at the Frame Court Office and both the additional rates revenue and additional servicing costs to the City associated with the office building on Frame Court site, the commercial building proposed on The Avenue North site and mixed use building proposed on The Avenue South site. No rates were included on the land retained by the City, i.e. the Multistorey car park on Frame Court or the proposed road reserves, but the costs of maintaining these assets was considered.

Summary of Submissions:

	Summary of Submission	Related Subs.	Administration Comment
7.3	Why is the $10 million due at the earlier of settlement or 31 July 2029? Is there a prospect that the sales will not be settled for 6 years?		The land would be only be transferred to Hesperia in stages, in order to ensure delivery of the required outcomes at each stage of the process. The $10 million would be payable on transfer of The Avenue South land to Hesperia, which would not occur until the both the Frame Court Car Park/Office and The Avenue North Car Park/Commercial buildings were completed. There is a prospect that completing the development of these first two stages could take up to 6 years.
8.	**Upgrade train station**	**3**	The investment and focus on the Leederville Town Centre creates an opportunity for significant private, State and Federal investment into Leederville. It is recommended that the City promote and advocate for the opportunities the redevelopment creates, including the opportunity to upgrade the Leederville Train Station.
8.1	I currently have a long commute and would jump at the chance to stay closer. As I am on the Joondalup line I use the train station daily so hoping an upgrade to that is also included in the remit.		
8.2	I could not see plans to improve connection to the train station, I hope it's in there somewhere.		
8.3	To encourage people to use public transport the train station needs to be made more accessible - the ramp is not usable unless you're able bodied.		
9.	**The need for continued community engagement as the project evolves**	**2**	Yes, the City of Vincent and Hesperia intend to engage with the community on the detailed design of the project. This would include both initial engagement as well as formal community consultation that is required for each building as part of the development application process.
9.1	Are they talking to the community? Leederville needs to keep it's character but also could do with a good scrub.		
9.2	Many of the issues relating to community benefit are likely to be addressed in more detailed planning. There is no indication in the Concept if the community will be engaged in the future planning, or how this will occur. While it is very likely that may be intended, it would have been desirable for Hesperia to have shown stronger intentions in the Concept about whether intends to engage with the community or whether the Concept presents an early version of a fait accompli.		
10.	**The City should maintain ownership of the current Avenue Car Park**	**2**	The redevelopment of The Avenue Car Park is an essential part of the proposed major land transaction and redevelopment. The multistorey car park proposed on Frame Court is largely partly funded by the value of The Avenue land. The accommodation and commercial uses being delivered by The Avenue buildings would bring significant benefits to the Town Centre and ensure a more sustainable centre.
10.1	The City should retain ownership of The Avenue - I don't see they need to sell it when they are in a good financial position and have $18 million in term deposits. With the profits from selling the land a small amount of this should be invested back into the local business to support them in what is likely to be a hard five years for them - to maintain a diverse and independent Leederville strip.		
10.2	I am strongly opposed to most of The Avenue car park being sold off and redeveloped as proposed. The City of Vincent held $18 million in term deposits on 30 June 2022. There is no need to sell assets.		
11.	**Servicing**	**2**	

Summary of Submissions:

	Summary of Submission	Related Subs.	Administration Comment
11.1	• Limited reticulated water and sewerage is currently available throughout the subject area. If these assets require upgrading, the future developer may be required to fund asset upgrades. • In order to understand the flows and demands from the future development, it is strongly recommended that the developer liaises with the Water Corporation prior to lodging a Development Application. This may prevent delays in the approvals process. • The future Building Application will require approval from Water Corporation's Building Services section prior to the commencement of any works. Any infrastructure contributions and fees are required to be paid prior to our approval being issued. • In relation to the identification of dead assets that may remain within the land (particularly The Avenue carpark), it is recommended the developer contact the Water Corporation early so this can be ascertained. • Special construction measures to protect live assets may be required, depending on the proposed building setbacks. This can be explored further during the DA preparation phase.		Noted. This advice has been provided to Hesperia.
11.2	I'm concerned about the drainage and sewer pipes under the car parks. I would like to know if the COV has a copy of the drainage maps for this area of development in Leederville. What date was the drainage pipes mapped and recorded. How old are these drainage and storm water pipes. What is their life expectancy. What is the impact of access if maintenance and replacement of pipes is required. I would like to view these maps for further consideration of the business plan.		The Water Corporation has the details of the drainage under the car parks. Hesperia would be responsible for the realignment and replacement of these assets.
12.	**Vehicle Access**	**2**	
12.1	In conjunction with this development, we believe that now is the time for the City to actively seek the gazettal of Frame Court through to Newcastle Street as a formal public road. This link is an incredibly important opportunity that has benefits for both transport and activation of the Leederville town centre, and the opening of this route has benefits for any redevelopment in the Frame Court and Water Corporation area.		The Frame Court thoroughfare (through to Newcastle St) traverses freehold land owned by the Water Corporation. Whilst the Corporation accepts local traffic using this route, it does not support gazettal of this route as a public road at this time.
12.2	• As discussed, the Frame Court thoroughfare (through to Newcastle St) actually traverses freehold land owned by the Water Corporation. Whilst the Corporation accepts local traffic using this route, it does not support the thoroughfare being used for heavy vehicle movements associated with large scale construction. • During construction, the Corporation may investigate the closure of this thoroughfare (at its property boundary) to preserve safety and amenity on its site. This may result in the need for the City to implement enhanced traffic management in Frame Court and the Frame Court/Leederville Pde intersection. • This can be discussed further as part of the developers construction management plan.		Noted.

Summary of Submissions:

	Summary of Submission	Related Subs.	Administration Comment
13.	**Provide bike parking**	**2**	Significant secure bicycle parking is proposed to be provided as part of the proposed 300 square metre End of Trip Facilities space, which would sit on the ground floor of the Frame Court Multistorey Car Park.
13.1	There is going to be an additional 150+ car parking bays, but zero allocations made to bicycle parking?? As someone who uses their bike as a form of transport, would encourage the council to consider implementing secure bicycle parking. Look to the many examples in the Netherlands. create a place where people can park their bikes without the fear of being stolen or damaged. Just give up 10 or so car parking bays on the ground levels, its not that difficult.		
13.2	I've always struggle to find secured, public bicycle parking. While spending much money to create parking for visitors to the area, why don't you reduce the amount of parking but replace with bicycle bays?		
14.	**Type of retail and hospitality**	**2**	Noted. The details of the types of retailers and hospitality are yet to be determined. Further detail on this would be included in the development application for each building, which would be advertised to the community for comment as part of that process.
14.1	Would like to know what sort of planned retailers and hospitality will be going in.		
14.2	I would like to see more facilities for the residents like a supermarket, butcher etc, so you don't have to leave the area to do food shopping.		
15.	**Affordable housing**	**2**	Affordable housing has been a consideration as part of the proposal. The accommodation component of the proposal forms the last stage of the project and would be considered at a later stage. Affordable housing is one of the community benefit requirements identified in the draft Leederville Precinct Structure Plan and as the proposal does not yet include all of the required community benefits, there is an incentive for this to be delivered as part of the project. There comments have been provided to Hesperia for consideration.
15.1	What affordable housing provisions are there? Is there a build to rent component?		
15.2	As with many centres Leederville has its own culture many and variously described as … always falling to bits, creative, artistic, friendly, supportive, compassionate, anarchistic, ethnic, helpful, and edgy-but-safe. Over the past ten years numerous developments have arrived and the place is rapidly gentrifying. Leederville can now be described as going beige, elitist and becoming increasingly selfish. While each new development assiduously asserts it wants to retain the "Leederville feel" very few are able to work out how to operationalise this intention. One of the most disappointing aspects of the Concept is its lack of peripheral investigation, or even referencing of, the Leederville culture or how this development could work for anyone who is not part of a privileged, wealthy elite, particularly Aboriginal peoples, children, families, or people who are disadvantaged in some way. The comments below, which definitely need more development, may provide some signposts for how Hesperia or another developer could undertake this journey. Homes and Work Hesperia has a strong record delivering F&B venues, hotels, residential, boutique retail, office, medical and commercial developments. The proposed uses of the various buildings as shown in the figures on pages 11 and 15, and various statements in the text of the Concept reflect this orientation. While this is good from a financial perspective for Hesperia as the long-term owner, it is only takes a service-orientated, conservative, tried and proved business model from the Perth CBD and drops it into Leederville. It does not bring innovation, support the development of new and		

Summary of Submissions:

	Summary of Submission	Related Subs.	Administration Comment
	creative industries, or avoid the negative impacts of gentrification and absentee/investment property owners. It would be a positive addition if this development was able to provide homes for a representative demographic of people who cannot currently afford to enter the high-priced Leederville housing market. This would also build the Leederville culture of being a caring, compassionate, and slightly daggy community. More thought into how this development could facilitate initiating and building innovative and creative industries which are generative, rather than service orientated, would add a lot to Leederville. Many of these industries begin as low budget start-ups and may never be able to afford the rents typically paid by F&B, medical etc, particularly on the ground plane of buildings. However, it is these types of industries which bring vibrance, long term economic futures, real fulfilling jobs and an active and creative street life. The people who work in these jobs bring character, confidence, and life to a community. Bringing these two concepts together - affordable homes and supporting innovative industries would make a major contribution to differentiating Leederville from any other centre in Perth.		
16.	**Management of community spaces**	**2**	The City of Vincent would own the community spaces and manage them. The details of their operation is still be determined and would be considered through the development application process, including through community consultation.
16.1	There are good community amenity outcomes. The arts hub and rooftop space, who will manage/lease these? Will this be available to local community groups to operate?		
16.2	Will the community arts hub/incubator be assigned to the City on a very long-term basis thus giving the City some control over its use so that the focus remains local?		
17.	**Staging**	**1**	
17.1	The COV multistorey carpark must be built before the land sold to developers. There is already insufficient parking in Leederville and new developments will only make that worse. The new developments should also include parking for themselves (either underground or multistorey).		Agreed. The Frame Court Car Park would be required to be built before The Avenue land was transferred to Hesperia. In addition to the two public car parks proposed, private parking is also proposed for each of the building's tenants and users.
18.	**Activation responsibility**	**1**	Both the City and the community would have a shared responsibility for the ongoing activation of the new public spaces, in the same way as the current space are activated through Vincent's Event Sponsorship Funding.
18.1	What happens with on-going activation of the new public spaces? I assume the city will have this responsibility? What annual budget will be put aside to support this?		
19.	**Cost of Multistorey Car Park**	**1**	The estimated cost of constructing the 226 bay Frame Court car park is $21.7 million, noting that this includes community floorspace on the ground floor and rooftop. The risk of any cost escalation would be borne by Hesperia.
19.1	The Mandurah multi-storey car park was completed in late 2021 at a stated cost of $32 million with a capacity of 782 bays. The Frame Court multistorey car park holding 200 to 250 bays is estimated to cost $29.5 million!		

Summary of Submissions:

	Summary of Submission	Related Subs.	Administration Comment
20.	**EV Charging arrangements**	**1**	How the City manages the EV charging stations would be determined at a subsequent stage. If charged the payment would go to the City to pay for electricity and running costs.
20.1	There will be 8 charging stations for EVs will they be provided for free to the community or charged as a user paid cost? If charged who receives the money and who pays for the electricity?		
21.	**Sustainability**	**1**	Noted. Hesperia have proposed 5 start Green Star be achieved plus a targeted net zero carbon approach through 80 percent diversion from landfill and net zero build. These are well above industry standard sustainability initiatives. Further sustainability initiatives will be considered if the project progresses.
21.1	The concept of "sustainable" appears in various statements across the Concept and linked to the provision of green spaces, earnings, accommodating residential and workers, and spatial relationships between parts of the development. "Sustainability" has been in development for at least thirty years with a huge body of literature which explains what it is and how it applies to an urban context. It typically is associated with integrating cultural, economic, and ecological objectives. It could be useful to narrow the focus of the term "sustainability" and use it to drive the project, rather than using it as a feel good, tag-word. A further consideration for this project is that for the past 10 – 15 years the concept of sustainability has been replaced with the idea of repair and regeneration. Bringing this framing to the design, instead of limiting it to sustainability, could greatly improve the project. Where the Concept intersects with a more nuanced understanding of "sustainability" are references to five-star Green Star and net zero carbon build. While this is strongly supported, they largely represent industry standards and are mainly about regulatory compliance. There is no boldness or commitment to improving the world in this. The project could be enhanced if more ambitious sustainability strategies based in a nuanced understanding of urban sustainability was embedded into the project, extended into the long-term operation of the buildings, and monitored and evaluated through a sustainability KPI framework.		
22.	**The City should own The Avenue Multistorey Car Parking**	**1**	The City would have the first right of refusal to manage The Avenue multistorey car parking. As the car park is located within a boarder mixed use building, the tenants of that building would rely on that public parking for their staff and customers, in the same way as other businesses in the Town Centre would. This creates an incentive for the owners of the building to ensure that the car park is managed in a way that benefits their tenants. Part of the land transaction is a requirement that the public car parking be offered to all members of the public on the same terms as it is offered to their tenants customers, so there could be no discrimination on that basis.
22.1	I am not confident that the arrangement for the car parking will give the City sufficient control to ensure that the needs of the local business community is best served. For example, and I am just making this up, what if the City of Perth decided to raise parking to $20 per hour. What would stop the Leederville car park owner from charging $15 per hour, minimum 8 hours, and they will throw in a train ticket to the CBD?		

Summary of Submissions:

	Summary of Submission	Related Subs.	Administration Comment
23.	**General**	**3**	
23.1	Surely this is a joke! Another box-ticking sham 'consultation process' by the City of Vincent when the decision has already been made by overpromoted, overpaid incompetents. Surprise, surprise, Hesperia is the preferred 'proponent', now who would have guessed that?		Noted.
23.2	The cost of parking for two hours has effectively doubled with the elimination of one hour free and the hourly rate increasing to $3.30 per hour with reports of reduced morning usage.		There is currently a high level of occupancy through the two car parks. Pricing controls are a key mechanism for controlling parking demand. The City has commenced development of a Leederville Precinct Parking Plan to determine the best way to manage this demand so that access for customers is maximised for local businesses. A further review of this plan would be carried out for each stage of the construction period to ensure parking availability and access continues to be maximised.
23.3	This project is a major initiative for the City and the Leederville community, and it is recognised that there are stages to its development, as described in the Business Plan. Consequently, these responses to the Business Plan and Concept are framed under three caveats. This assessment is made based on the information provided in the two above documents. It is readily acknowledged that these documents were written to meet defined criteria outlined in the Business Plan and should not be seen as the “end of the story”. The observations in this document are framed thru three questions: • Do I, and the people around me, support the redevelopment of the City of Vincent Car Parks? • Is the community getting a good outcome and maximum benefit from the project? • Are there places where the current proposal could be improved to build community benefit? These questions are discussed below. Is the redevelopment of the car parks supported? The answer to this is a resounding “Yes”. This concept has been around for many years and, now that it is underway, it will bring more residents, businesses, visitors and activity to the town centre. Having significant areas of the Leederville town centre only used for parking is not a good use of space. This redevelopment has the potential to raise Leederville to become a world class example of what a city can be.		Hesperia were selected following a competitive request for proposal process as their proposal offered the best result for Leederville and Vincent. The draft Leederville Precinct Structure Plan is the primary policy document that was used to guide the development of the project. The next stages of the project would determine how the project integrates and accommodates the entire community and broader industries. It is appropriate and required that the public and community assets proposed would be owned and run by the local or State government. The next step of the process would be for Hesperia to find a tenant and carry out community engagement on the plans for their first stage of development. The community would be guaranteed and opportunity to contribute to this through consultation on the required development applications.

Summary of Submissions:

	Summary of Submission	Related Subs.	Administration Comment
	What does the community get out of this? The project as described in the documentation, is very strongly focused on the providing the City with a reasonably acceptable financial return and future income stream, meeting and exceeding parking requirements, easy development of the site, meeting statutory planning requirements, identifying uses within the buildings that will generate a good financial return for Hesperia, and providing additional greenspaces and some community facilities. There is little to differentiate this project from any other major urban development project occurring in Perth and there is very little in the documentation around which to evaluate how Hesperia proposes to build upon the numerous statements of aspiration and generalised responses to policy frameworks referenced in its documents. Looking across these areas of consideration, and based on the current documentation, the response to the above question – "Is the community getting a good outcome and maximum benefit?", could be summarised as - "things could be a considerably better". There is nothing special or innovative described in these documents, there is no indication that deep thinking has gone into how to build community benefit from this development or even elaborate a pathway as to how this could be achieved. Based on the information in these documents it appears that Hesperia has sought to maximise its long-term financial benefit and ease of operation, give the City what it has asked for, and largely ignored what could be created, with very little extra effort, to bring considerable benefit to the community and create a world class example of sustainable urbanism. Where could the current proposal be improved? As an overarching comment, the Concept is fundamentally a "design inwards, site focused, criteria compliance" exercise. A general assertion can be made that the community is more interested in "what does this development contribute to improving the surroundings and the community?". The Concept presents six Key Principles, five Key Development Deliverables, seven Design Principles, six Leederville Objectives and five Vision components. This leads to a degree of confusion as to what the project is trying to achieve. If Hesperia acquires the sites it will become a very major landowner in Leederville and with this comes the potential ability to control the structure of the real estate market over the long term. With less charitable management Hesperia could use this leverage to maximise its commercial benefits to the detriment of other landowners. It is not known if this question was factored into the City's early deliberations when it first sought expressions of interest. The City is to be commended for undertaking this journey as the development of the car parks is well overdue.		

Summary of Submissions:

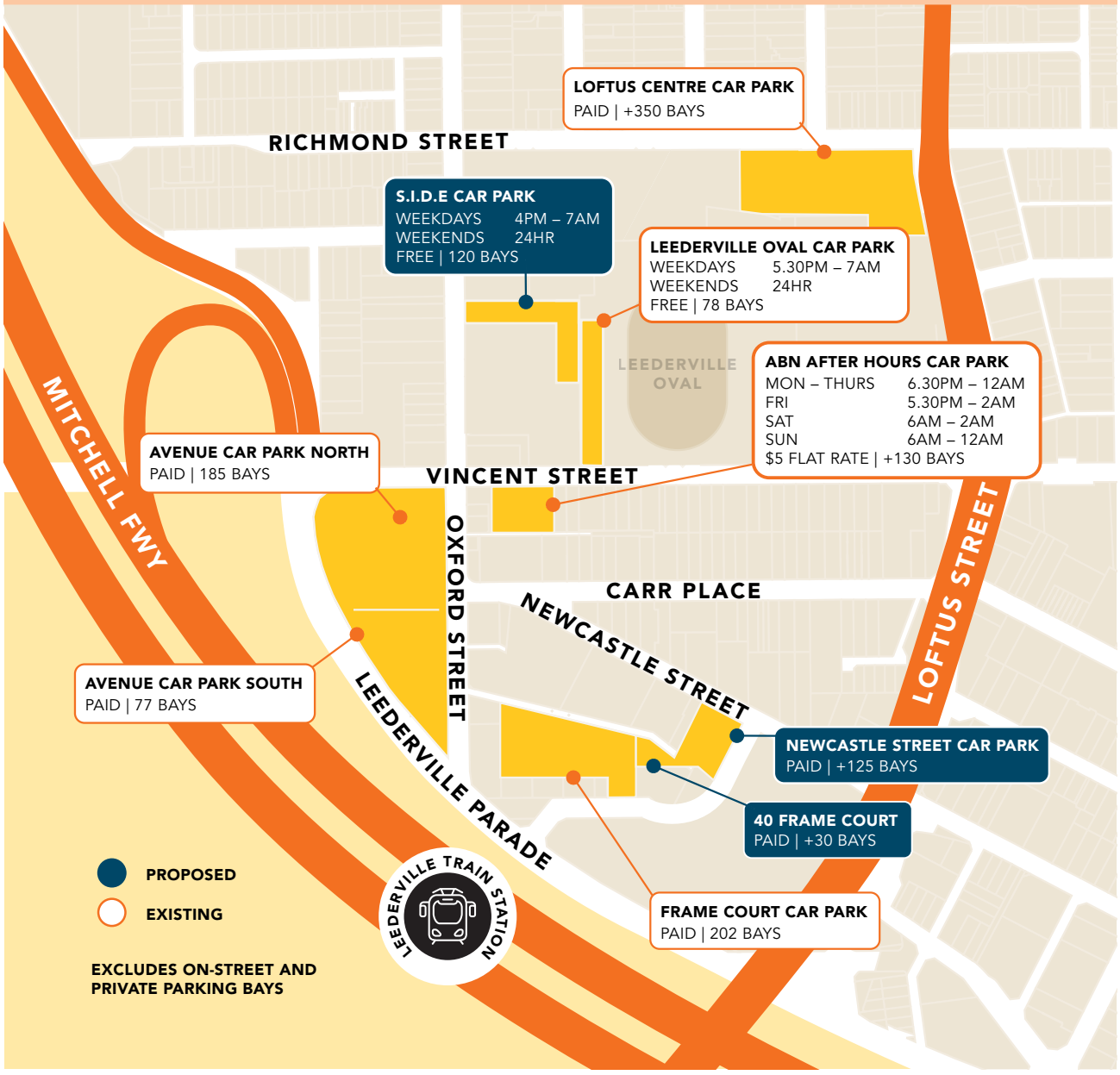
	Summary of Submission	Related Subs.	Administration Comment
	This is strongly supported and, as has been noted in the introduction, this project has the potential to turn Leederville into a world class example of sustainable urbanism. However, in its current form the Hesperia proposal will not deliver this. While acknowledging, once again, the caveats at the start of this document, in summary it appears that Hesperia has presented a proposal that: • Presents a development concept that is a run-of the mill, stock-standard inner-city Perth development. • Maximises Hesperia's long-term benefit. • Is mainly about locating high-end, service industries in which Hesperia has a significant interest, into Leederville. • Provides a reasonable one-off financial outcome for the City and an ongoing income stream. • Meets the City's objectives for parking. • Provides some green spaces, minimal community facilities, and strengthens some pre-existing movement routes. Some of the unresolved questions about the proposal are: • The project currently sits in a confused and complicated policy framework and there is very little demonstration where or how this framework has been used to guide the development of the project. • There is little if any demonstration how this project will find a place for everybody in the community. In its current form it appears to mainly be designed to support economically privileged elites. • Very little, if any, thought has gone into understanding and supporting what the community needs from an urban centre, as opposed to what is to Hesperia's benefit. • The proposal shifts the difficult parts of the project e.g., storm water drains, greening public spaces, managing end of trip facilities onto the Local Government and the community, while bringing the lower cost, easily development sites into Hesperia's control. • The economic offering is service orientated. No thought has gone into how to support innovative, generative, economic activity which supports local economy and provides real personally fulfilling jobs. • There is no indication of a deep and thoughtful understanding of how sustainable urbanism could be facilitated through this development. • Currently the architectural offering appears to be a series of disconnected fashionable ideas rather than a coherent, sensitive, and locally responsive architectural offering. • There is no indication in the documentation whether Hesperia are interested in significantly improving on the current concept.		

Summary of Submissions:

	Summary of Submission	Related Subs.	Administration Comment
	• If, as it is hoped, that Hesperia do intend to improve the offering - what is the process by which it proposes to do this, and how the community will be involved. • In this context it is difficult to advise the City how to proceed. One path would be to reject the Hesperia proposal and reopen the tender process. This would be predicated on: • the quality of the other expressions of interest i.e., was Hesperia a stand-out winner or were there other proposals which were close; • if there is another developer who has retrospectively expressed interest in the project and could bring something significantly better; and • could the City manage any political and social fall-out from this process. • While reopening the tender process is an attractive option it is difficult to recommend that the City follow it without knowing what else was/is on offer. Another option would be to ask Hesperia to revisit its proposal to very significantly improve the community benefit from its proposal, and to clearly indicate how it would engage with the community in a generous and intelligent manner to improve the project. A further option would be to walk away from the project and revisit it in five years when there may be other developers in the mix. The City could also reflect whether the benefit that could be accrued from this development should only be interpreted through financial return and parking management. As a resident and landowner in Leederville for over forty years I am far more interested in seeing investment in good community outcomes than maximising financial outcomes as appears to have occurred in this project to date. The City is to be commended on taking the initiative to redevelop the car parks and this is strongly supported. It would be very unfortunate if this opportunity to do something amazing was missed, however there is nothing on the table, at the moment, which would create a feeling of optimism and excitement about the future of Leederville if this development proceeds.		

CITY OF VINCENT

PUBLIC CAR PARKS
LEEDERVILLE



10 INFRASTRUCTURE & ENVIRONMENT

10.1 ADVERTISING OF AMENDED POLICY - STREET TREES

Attachments:
1. **Proposed Amended Street Tree Policy**
2. **Policy No. 2.1.2 - Street Trees**

RECOMMENDATION

That Council APPROVES the proposed amendments to the Street Tree Policy, at Attachment 1, for the purpose of community consultation.

PURPOSE OF REPORT:

For Council to approve, for the purpose of community consultation, the proposed amendments to the Street Tree Policy as detailed at **Attachment 1.**

BACKGROUND:

In line with the City's Policy Document Register and Review Plan, The City's Street Tree Policy is to be reviewed.

The Street Tree Policy last adopted by Council in August 2018 and was due to be reviewed in 2023.

The requirement of provisions outlined in clause 1.3 of the Policy Development and Review Policy were presented to Council Members at the Council Workshop on 27 July 2023.

DETAILS:

The Street Tree Policy provides guidance for the effective management and protection of all street trees located in thoroughfares within the City of Vincent.

At the Council Workshop on 27 July 2023, Administration sought Council input on current and future street tree considerations including tree selection and maintenance requirements. Key feedback from the workshop was to give consideration of the following into the policy review:

- A target of 75% new tree plantings across the City being native species.
- Policy provisions to better enforce the requirement of residential verge trees.
- Tree selection to maximise canopy coverage.
- Tree selection to provide resilience against current and future threats
- Retention of the current approach to street tree attachments (e.g. swings, etc).

Based on the workshop feedback and gaps identified in the current policy, Administration has reviewed and amended the Street Tree Policy as detailed in **Attachment 1**.

A summary of the key policy changes and additions are outlined below.

Removal of Policy Guidelines and Procedures

The current Street Tree Policy was previously adopted with the Guidelines and Procedures attached. Given that policy guidelines and procedures are an administrative document and do not require Council adoption, they have been removed from the policy and are currently under review.

Following community consultation of the amended Street Tree Policy, the supporting guidelines and procedures will be presented to Council to note in conjunction with the policy adoption.

Street Tree Planting

Changes and additions have been made to the street tree planting clause to stipulate tree selection to preference native tree species (with a target of 75% of new planting across the City's managed public realm being native species), enhance streetscape diversity in-line with tree maintenance requirements and preference for continuity of canopy coverage over residential objections to verge trees.

Street Tree Protection

A new clause has been included in the policy to stipulate requirements for developers and landowners to ensure protection of street trees when carrying out works on or adjacent to the verge area. Provision of this information was identified as a gap in the current Street Tree Policy and the information provided will better assist in ensuring the City's street tree assets are protected.

Street Tree Attachments

During the 2018 review of the Street Tree Policy, a new section was added permitting street tree attachments (Section 7). Since adoption of these changes, Administration has been assessing and monitoring tree attachments as required and when identified. To date no issues have arisen that were not resolved by providing advice to residents on how to safety affix equipment to the tree. Therefore, the permission of street tree attachments has been retained in the policy review process.

CONSULTATION/ADVERTISING:

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

- notice published on the City's website;
- notice posted to the City's social media;
- notice published in the local newspapers;

Public notice of this proposed new policy will be provided following Council endorsement.

LEGAL/POLICY:

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

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 undertake community consultation of the proposed amended policy.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

Enhanced Environment

Our urban forest/canopy is maintained and increased.

Accessible City

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

Connected and Healthy Community

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

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

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 implications associated with this Policy.

COMMENTS:

The proposed amendments to the Street Tree Policy are intended to improve management and protection of trees located in thoroughfares within the City of Vincent. Administration recommends approving the revised Street Tree Policy for community consultation.

STREET TREE POLICY

Legislation / local law requirements	*Local Government Act 1995,* section 9.48 *Local Administration Act 1997,* section 55 *Main Roads Act 1930,* sections 24 and 27A *Public Works Act* 1902, Part V *Local Government (Uniform Local Provisions) Regulations 1996* City of Vincent Local Government Property Local Law 2021, Part 9
Relevant delegations	2.2.9 Control Reserves and Certain Unvested Facilities 3.1.5 Local Government Property Local Law 2021
Related policies, procedures and supporting documentation	Verge Treatments, Plantings and Beautification Street Tree Policy – Guidelines and Procedures (to be developed)

PRELIMINARY

INTRODUCTION

Trees in urban environments provide many social, environmental and economic benefits. Key among these is their contribution to the amenity and walkability of local neighbourhoods through the provision of shade and the mitigation of 'urban heat island effect' which contributes to enhanced community well-being and property values.

The City recognises the significance of street trees within the urban setting in terms of creating functional and aesthetic streetscapes and has the responsibility for the planning, establishment, care, control and maintenance of all street trees in the City.

PURPOSE

The purpose of this policy is to ensure the effective management and protection of all street trees within the City of Vincent.

OBJECTIVE

To provide guidance for the planting and management of street trees to maximise canopy coverage within throughfares.

SCOPE

This policy sets out the process and conditions by which street trees are managed within the City and applies to all trees located in thoroughfares within the City of Vincent.

STREET TREE POLICY

POLICY PROVISIONS

POLICY

1. Street Tree Planting

(i) The City is responsible for the planting of all street trees which will be undertaken through it's annual planting program during the winter months.

(ii) Suitable planting locations for new and/or additional trees will be determined by the City.

(iii) Tree planting tonprovide continuity of canopy coverage will take precedence over adjoining property owners objection to street trees being located on the road verge.

(iv) Adjacent land owners will be informed of the City's intention to plant street trees at least four weeks prior to planting.

(v) Tree species selection will be determined by the City taking into account the following –

- Provision of canopy coverage – larger growing species will be preferred due to their increased contribution to canopy coverage;
- Preference of Australian native species to achieve an annual target of 75% new planting across City owned or managed land being native tree species; and
- Streetscape species diversity, in line with existing streetscape maintenance requirements, to improve the resilience of our urban forest against current and future threats.

2. Unauthorised or Unsuitable Street Tree Planting

(i) A street tree planted without the City's approval may be retained at the discretion of the City providing it is a suitable variety for the specific location.

(ii) Owing to the varying growth habit of tree species, certain trees or species may be deemed by the City to be unsuitable in particular locations (e.g. due to unpredicted growth characteristics, risk of disease / pest infestation, limb stability, etc). In such instances, a qualified Arborist will be engaged to provide a report and recommendations on the tree which will be carried out in accordance with the policy.

3. Street Tree Pruning

(i) The City is responsible for the pruning of all street trees.

(ii) The City, or its nominated contractor, shall undertake the pruning of street trees on a scheduled basis to address at least one of the following requirements –

- Clear the canopy from interference with overhead powerlines and other essential services;
- Remove overhanging branches considered hazardous to traffic, buildings or structures;
- Under prune low growing branches considered hazardous to pedestrians, cyclists or motorists;

STREET TREE POLICY

- Remedial prune to form the shape of trees, encourage new growth or remove dead, dying or diseased limbs and branches; or
- Property line prune (upon adjoining property resident request) to remove any canopy overhanging into private property.

4. Street Tree Removal

(i) The City recognises that in some cases, street tree retention may not be feasible, owing to the condition, and possible location or species of the tree.

(ii) All requests for street tree removal will be assessed by the City in accordance with this policy.

(iii) The removal of a street tree may be considered where the tree is –

- Diseased or dying beyond remedial treatment, or completely dead;
- Determined by the City to be structurally weak or irreparably damaged (e.g. by a storm or vehicle accident);
- Hazardous to pedestrians, cyclists or motorists owing to interference with sightlines presented by the tree's alignment or spacing;
- Affected by road widening, service modification/relocation or other infrastructure works and all other options to retain the tree have been deemed by the City to be unsuitable;
- Adjacent to an approved development crossover and all other options to retain the tree have been deemed by the City to be unsuitable;
- Not an approved variety and is unacceptable to the City; or
- Causing damage to surrounding infrastructure and all options to repair the damage and retain the tree have been deemed unsuitable by the City. In such cases, a qualified Arborist will be engaged to undertake an assessment of the tree and provide recommendations.

(iv) Owing to the hazardous nature of the task, tree removal shall only be carried out by the City or suitably qualified arborist approved by the City.

(v) Where a tree is removed, the City will plant a replacement tree of a suitable species as practicably close to the location of the removed tree as part of its annual tree planting program.

(vi) Where a tree is approved for removal for a subdivision or development, a replacement tree is to be planted by the applicant at their full expense, with the tree species, size and location being determined by the City.

5. Street Tree Protection

(i) Any person undertaking works on the verge or works that are likely to impact the verge shall take all necessary precautions to ensure a street tree is not damaged during the

STREET TREE POLICY

course of the works.

(ii) The following measures are to be carried out to provide protection to any affected street tree for the duration of the works –

- A street tree is not to be pruned, or damaged as a result of the works.
- Provision of free standing mesh fencing to provide protection to the street tree, being a minimum two metres from the base of the street tree unless otherwise approved by the City. The structure must be appropriately braced and regularly checked to ensure it is not creating any hazards and no building materials are to be placed or stored within this area.
- No excavation works are to be carried out underneath the drip line canopy of a street tree unless approved by the City;
- The use of appropriately sized machinery to ensure that contact with the canopy of the street tree does not occur.

(iii) If the protection detailed in clause 5(ii) is unfeasible, the City may request, at the applicants full expense, a report from a suitably qualified Arborist approved by the City to guide management of the tree during the development.

6. Unauthorised Interference, Removal, Pruning or Damage to a Street Tree

(i) In accordance with the *City of Vincent Local Government Property Local Law 2021* (Part 9), it is an offence to unlawfully damage a street tree.

(ii) Where a person unlawfully damages a street tree by way of unauthorised pruning, removal, interference or damage, the City may by Notice require that person to pay the cost of repairing the damage or replacing the street tree within a specified timeframe.

7. Street Tree Attachments

(i) An owner or occupier may on a street tree located on the verge directly in front of their property, install a permissible street tree attachment in accordance with the policy.

(ii) A permissible street tree attachment may comprise the following–

- A swing;
- A rope ladder;
- A platform / structure (e.g. tree house); and
- Decoration and lighting.

(iii) A street tree attachment other than a permissible street tree attachment specified in clause 7(ii) may be considered permissible at the discretion of the City in accordance with this Policy.

(iv) A street tree attachment –

STREET TREE POLICY

- must not be permanently fixed to a street tree and must not incorporate sharp objects, protrusions or other elements which, in the City's opinion would present a hazard to people or property;
- must not, in the City's opinion, obstruct or interfere with a clear line of sight for pedestrians, cyclists or motorists; and
- must not, in the City's opinion, adversely affect the health or structural integrity of the street tree to which they are attached.

(v) Where a street tree attachment is determined to not meet the requirements of this Policy, the adjacent owner/occupier must remove and/or modify all or part of the street tree attachment to comply with the requirements to the satisfaction of the City.

OFFICE USE ONLY	
Responsible Officer	Please use title only
Initial Council Adoption	DD/MM/YYYY
Previous Title	Applicable if the policy has been renamed
Reviewed / Amended	DD/MM/YYYY
Next Review Date	MM/YYYY

CITY OF VINCENT

STREET TREES

POLICY NO. 2.1.2

(Adopted at the Ordinary Meeting of Council held on 21 August 2018)

POLICY NO: 2.1.2

STREET TREES

Index

OBJECTIVES **3**

POLICY STATEMENT **3**
1. Planning for Street Trees 3
2. Street Tree Planting 3
3. Street Tree Pruning under Powerlines 3
4. Street Tree Pruning where Unaffected by Powerlines 3
5. Unauthorised Street Tree Planting 4
6. Street Tree Removal 4
7. Unauthorised Interference, Removal, Pruning or Damage to Street Trees 5
8. Street Tree Watering 5
9. Street Tree Attachments 5

GUIDELINES AND PROCEDURES **7**
1. Planning for Street Trees 7
2. Street Tree Planting 7
3. Street Tree Pruning under Powerlines 7
4. Street Tree Pruning where Unaffected by Powerlines 8
5. Unauthorised or Inappropriate Street Tree Planting 9
6. Street Tree Removal 10
7. Street Tree Watering 12
8. Unauthorised Interference, Removal, Pruning or Damage to Street Trees 12
9. Street Tree Attachments Guidelines 12

POLICY NO: 2.1.2

STREET TREES

Trees in urban environments provide many social, environmental and economic benefits. Key among these is their contribution to the amenity and walkability of local neighbourhoods through the provision of shade and the mitigation of urban heat island effect. This contributes to enhanced community well-being and property values. Trees filter out air-borne pollutants and absorb atmospheric carbon. Trees support urban biodiversity, reduce damaging wind speeds and slow the rate of storm water run-off. They increase local infiltration and ground water recharge, while improving environmental water quality. The social, environmental and economic benefits of trees overlap in innumerable and complex ways, making them invaluable to our urban area.

OBJECTIVES

To provide guidance for the care, control and management of trees in road reserves and public places.

POLICY STATEMENT

1. Planning for Street Trees

The City:

(i) Recognises the significance of street trees within the urban setting in terms of creating functional and aesthetic streetscapes and has the responsibility for the planning, establishment, care, control and maintenance of all street trees in the City; and

(ii) Will plan for the retention of suitable trees within proposed road reservations and for urban enhancement by the planting of selected suitable street trees.

2. Street Tree Planting

The City is responsible for the planting of all street trees.

3. Street Tree Pruning under Powerlines

The City is responsible for the pruning of all street trees.

4. Street Tree Pruning where Unaffected by Powerlines

The City:

(i) Will investigate requests for pruning street trees not under power lines and respond in accordance with this policy; and

(ii) Is committed to a pruning strategy to include crown thinning, under pruning, property line pruning (upon request) and remedial pruning.

5. Unauthorised Street Tree Planting

Street trees planted without the City's approval may be retained at the discretion of the Director Engineering and subject to any conditions being complied with.

6. Street Tree Removal

(i) The City recognises the significant contribution made by street trees to both the aesthetic and environment aspects of existing streetscapes within the City. It also recognises that in some cases, tree retention may not be feasible, owing to the condition, and possible location or species of the tree.

(ii) All requests for street tree removal will be assessed by City staff and determined by the Director Engineering in accordance with this policy.

(iii) The City wishes to avoid the unnecessary removal of street trees. Circumstances where retention may be considered undesirable or unreasonable, include the following:

(a) the tree is diseased and beyond remedial treatment, or dead;

(b) the tree has been assessed by the City as structurally weak and/or dangerous, placing the public at risk or jeopardising safety;

(c) the tree has been irreparably damaged (e.g. by a storm, vehicle accident);

(d) the tree is hazardous to motorists/pedestrians owing to interference with sightlines presented by the trees alignment or spacing;

(e) the tree is affected by road widening, service modification/relocation or other infrastructure works and all other options to retain the tree have been deemed by the City to be inappropriate;

(f) the tree is dangerously in contact with overhead power lines or distributor wires to properties and where, for reasons of growth habit pertaining to the variety, selective pruning is not practical with the only option being severe lopping;

(g) approved development on an adjoining property results in a crossover that in the City's opinion would unavoidably, materially, permanently and adversely impact on the street tree such that there is no realistic alternative to removal; or

(h) the tree is not an approved variety and is unacceptable to the City.

(iv) Owing to the hazardous nature of the task, residents will not be permitted to remove street trees themselves. Where removal is approved by the City, a replacement of an approved species and size will be planted by the City (in a location determined by the City) at the applicant's full expense.

7. Unauthorised Interference, Removal, Pruning or Damage to Street Trees

The City will pursue legal action (issue of an Infringement Notice/Modified Penalty or prosecution), against any person who wilfully interferes with, removes, prunes or damages a street tree, without the prior approval of the City, unless otherwise permitted in accordance with clause 9 of this policy.

8. Street Tree Watering

The City is responsible for the post-planting care and maintenance of all street trees, however, wherever possible residents/occupants will be encouraged to assist with street tree watering.

9. Street Tree Attachments

An owner or occupier of land which abuts a verge may on a street tree located on the verge directly in front of their property, install a permissible street tree attachment in accordance with this clause 9 and the guidelines attached to this policy.

(i) Permissible street tree attachments are as follows:

(a) Swings
(b) Rope ladders
(c) Platforms/Structures (e.g. tree houses)
(d) Decorations and lighting
(e) Any other item (not listed above) may be considered at the discretion of the Director Engineering in accordance with the Policy.

(ii) Street tree attachments cannot be permanently fixed to street trees and must not incorporate sharp objects, protrusions or other elements which, in the City's opinion would present a hazard to people or property.

(iii) Street tree attachments must not, in the City's opinion, obstruct or interfere with a clear line of sight for pedestrians, cyclists or motorists.

(iv) Street tree attachments must not, in the City's opinion, adversely affect the health or structural integrity of the street tree to which they are attached.

(v) If in the opinion of the Director Engineering, a street tree attachment is considered to not meet the requirements of this clause 9 or the attached applicable guidelines, then the adjacent owner/occupier will be required to remove and/or modify all or part of the street tree attachment to become acceptable to the City and compliant with the policy.

Date Adopted:	**22 May 2007 (replaces previous Trees Policy adopted on 26 May and 9 June 1997 and Policy 2.1.3 – Existing Street Verge Trees adjacent to Property Developments adopted on 26 May 1999)**
Date Amended:	**18 January, 6 December 1999**
Date Reviewed:	**22 May 2007, 29 May 2018**
Date of Next Review:	**May 2012, 2023**

GUIDELINES AND POLICY PROCEDURES
RELATING TO STREET TREES
POLICY NO. 2.1.2

1. Planning for Street Trees

(i) The City shall give consideration to the use or retention of street trees as part of any streetscape in its planning process.

(ii) Naturally occurring trees, where appropriate, shall be retained within the streetscape.

(iii) Selection of new tree species will be undertaken using the City's street tree selection tool and to suit the character of the particular locality.

2. Street Tree Planting

(i) The City shall undertake tree planting on streets, as part of its annual street tree replacement program and in accordance with the objectives and actions outlined in the Greening Plan. Requests from residents/occupants will also be considered.

(ii) The following serve only as guidelines for all street tree plantings. Variations under exceptional circumstances shall be at the discretion of the Director Engineering:

Street trees shall be planted:

(a) at least three (3) metres away from any public utility junction box, manhole, pole or aerial feeder line;

(b) at a distance of 2.8 to 3 metres from the private property line or at such alignment as approved under the Utility Provider's Code of Practice;

(c) at no less than 6 metre centres (spacings to be dependent upon species type and specific locations);

(d) so as not to interfere with or obscure sight lines for the safe passage of pedestrians, cyclists and motorists; and

(e) to ensure consistency of street tree species in the applicable street, subject to community consultation where an entire street is to be replanted.

3. Street Tree Pruning under Powerlines

(i) The City (or its contractor) shall undertake the pruning of all street trees affected by powerlines on a programmed basis.

(ii) Programmed street tree pruning shall include trees on the side of the street affected by overhead powerlines as well as trees affected by electrical feeder lines to individual properties on the opposite side of the street.

(iii) Programmed pruning shall not normally include trees on the opposite side of the street to powerlines.

(iv) Programmed pruning is to be planned each year, on a needs basis in consultation with the Director of Energy Safety (referred to in section 5 of the Energy Co-ordination Act 1994), and in accordance with pre-determined arboreal/geographical sectors of the City.

(v) Programmed street tree pruning shall address at least one of the following requirements to:

(a) clear the canopy from interference with overhead powerlines and other essential services;

(b) remove overhanging branches considered hazardous to traffic, buildings or structures;

(c) underprune low growing branches considered hazardous to traffic or pedestrians;

(d) form the shape of developing trees;

(e) re-define the frame work of mature trees;

(f) rejuvenate vigour into unthrifty growth;

(g) reduce crown density or to redistribute growth to lateral branches; or

(h) remove dead, dying, diseased or pest infested limbs and branches.

(vi) Residents/occupants may seek to have a street tree under powerlines pruned in advance or out of the programmed schedule and requests for the City's approval must be submitted in writing to the Director Engineering or nominee.

4. Street Tree Pruning where Unaffected by Powerlines

(i) Under its programmed pruning schedule, the City shall crown thin, under prune, property line prune (upon request) and remedial prune selected street trees unaffected by power lines, this pruning will be undertaken in the interests of:

(a) public safety;

(b) reducing structural risk to the tree; or

(c) removing growth abnormality or disease, from the tree.

(ii) Requests from residents for the pruning of street trees not located under powerlines (for example, for the purpose of reducing leaf/fruit drop or improving light penetration), shall be made in writing. Such

requests will be considered on their merits by the City's Parks and Urban Green. Where, in the opinion of the Director Engineering or their nominee, the pruning is considered significant or beyond what is *"normal tree maintenance"* a recommendation will be made to the Council, based on the following criteria:

(a) species of tree;

(b) location;

(c) reasons highlighted by Resident;

(d) health and condition of tree;

(e) value of tree in overall streetscape; and

(f) potential for significant nuisance or damage to property.

(iii) Where residents/occupants contact the City with a request to prune a tree unaffected by power lines, the following procedures is implemented:

(a) the tree is physically inspected by a Parks and Urban Green Technical Officer / Arborist;

(b) the resident/occupier will be advised of the City's decision concerning their request; and

(c) in the event of a specific issue relating to pruning of significant trees, unaffected by power lines not being adequately covered by this policy/procedure, the matter is referred to Council for consideration and determination.

(iv) Street trees shall not be pruned to reduce shading of private property, improve visibility for advertising signs or in order to provide or restore views from private property.

(v) Chipping and recycling of tree prunings is the preferred method of disposal.

5. Unauthorised or Inappropriate Street Tree Planting

(i) Unauthorised street tree planting means any one of the following:

(a) a tree planted that is not in accordance with the City's Street Tree Selection Tool;

(b) a tree planted under powerlines; or

(c) a tree planted out of alignment in relation to the City's street tree planting guidelines.

(ii) Where an unauthorised street tree planting is identified, the City shall determine whether the planting can be retained and whether it conforms to the City's planting guidelines and species choice.

(iii) Where the planting is of a recent origin and the tree is of a conforming variety but on the wrong alignment or spacing, the City shall appropriately relocate the tree after the resident has been notified as long as the species lends itself to transplanting.

(iv) Where the planting is of a recent origin and the tree is non-conforming in species and planting guidelines, the resident shall be given the option of relocating the tree on private property prior to the City considering its removal and replacement.

(v) Where the planting is more established, and the variety considered not appropriate to transplanting, the provisions of this policy relating to Street Tree Pruning and/or Street Tree Removal shall apply.

6. Street Tree Removal

(i) Offence

A person shall not remove/prune any street verge tree. Any person who removes/prunes/damages a street verge tree commits an offence.

(ii) Requests

Requests for street tree removal are subject to the following provisions:

(a) unless extraordinary and unavoidable circumstances apply in the City's opinion, street tree removals shall be on a *"remove and replace"* basis;

(b) adjoining residents will be advised prior to removal, outlining reasons for such removal(s);

(c) requests from residents for the removal of street trees shall be in writing and will be considered on their merits by Parks and Urban Green based on the following criteria:

- safety, health and condition of the trees;
- value of tree in streetscape/landscape;
- potential for significant nuisance or injury/damage to persons or property; and
- history of requests and associated actions in the street;

(d) the Director Engineering or their nominee shall determine requests for street tree removal based on the above criteria and other relevant provisions of this policy;

(e) where an entire street tree replacement program is implemented, staged removal of existing trees shall be the preferred option.

(f) street tree removal requests will be publicly listed in a monthly register presented to Council for information.

(iv) Circumstances where trees may be removed

Removal of street trees will be assessed and undertaken in accordance with clause 6 of this policy:

(iii) Circumstances where street trees will not normally be removed

The following are not acceptable reasons for the removal of street trees:

(a) the tree obscures or potentially obscures views (other than traffic/pedestrian sight lines);

(b) the tree variety is disliked;

(c) the tree variety causes nuisance by way of leaf, fruit and/or bark shedding or the like;

(d) the tree causes allergy and/or health problems;

(e) the tree is in the way of a non-essential crossover or verge paving option;

(f) the tree shades private gardens.

(iv) Existing street trees adjacent to a development

(a) The retention of street trees will take precedent over any landowner intent or desire to remove a street tree to accommodate a new or revised crossover. To this end, the City will require all options and efforts to be exhausted to ensure new or revised crossovers protect and preserve street trees, rather than street tress being removed to accommodate such crossovers;

(b) the City will only permit removal of a street tree to accommodate a new or revised crossover where the owner/developer of the adjacent subject lot pays (prior to removal) for the replacement of a new tree to the City's satisfaction of equal or similar size, maturity and canopy cover to the tree that was removed;

(c) crossovers shall be located a minimum of 1.0 metre from a street tree. Reduction to 0.5 metre may be considered, depending on availability of alternatives, tree species and location, sight lines and traffic safety;

(d) an existing street tree is damaged as a result of development works, the applicant/builder shall reimburse the City for all arboricultural, restorative and maintenance costs required to ensure its health and survival. The extent/cost of this work shall be determined by the Director Engineering or nominee; or

(e) where an existing street verge tree is pruned/removed without authorisation, legal action will be pursued at the discretion of the Chief Executive Officer.

7. Street Tree Watering

(i) The City shall undertake the watering of all new street trees, as and when required, until the trees are established.

(ii) Street tree watering shall include all of the City's programmed plantings as well as those planted on request from residents/occupants.

(iii) Residents/occupants shall be encouraged to water the adjacent street tree during the establishment period. A written request to this effect shall be lodged with the resident soon after the tree is planted.

(iv) The City shall adopt appropriate practices of post planting care to ensure the survival of all trees planted.

8. Unauthorised Interference, Removal, Pruning or Damage to Street Trees

In cases where there is reasonable proof of unauthorised interference, removal, pruning or damage to a street tree, legal action (court action and/or issue of a modified penalty) may be taken at the discretion of the Chief Executive Officer.

9. Street Tree Attachments

The City has developed the following guidelines to support its residents in maximising the use of the verge by permitting safe, useful, recreational attachments to street trees.

9.1 Standards:

(i) Street tree attachments must be setback from and provide clear access to any infrastructure/services located on the verge.

(ii) All materials to be used as part of the installation are to be in good condition.

(iii) All ropes or attachments around tree branches should be fitted as to prevent strangulation and eventual decline in the tree's health and vigour.

(iv) Street tree attachments are to be fitted to tree branches of safe and suitable dimensions.

(v) Platforms/Structures are not permitted in street trees located under power lines.

(vi) Street tree attachments must be constructed of durable material, securely installed and so that annual pruning requirements can be undertaken where required.

(vii) Street Tree Attachments must provide a minimum 0.5 metre setback from the face of the kerb.

(viii) Only solar lighting is permitted to be attached to street trees.

(ix) Street Tree Attachments shall not swing or protrude into and must not be able to swing or protrude into the space immediately above any road carriageway or path for pedestrians or cyclists.

9.2 Responsibilities of Owner/Occupiers:

(i) Ensure that the tree remains healthy and attachments are well maintained.

(ii) Ensure any tools and materials are removed from the verge after the works are completed.

9.3 Considerations:

(i) It is recommended that residents discuss the proposal with neighbours to identify any potential issues that may arise as a result of installing the street tree attachments.

(ii) The City will not accept responsibility for any loss, injury, damage or impact caused to persons or property as a result of a resident's private installation of a street tree attachment on any street.

(iii) The City will not accept responsibility for any loss, damage or removal that occurs to street tree attachments as part of the City's ongoing street tree maintenance program.

(iv) The City reserves the right to remove a street tree attachment at any time.

(v) The owner/occupier may contact the City's Parks and Urban Green team on 9273 6000 or mail@vincent.com.au for advice.

(vi) When installing Street Tree Attachments to trees in proximity to Western Power infrastructure, it is recommended to contact Western Power on 13 10 87 or enquiry@westernpower.com.au to determine appropriate clearances.

(vii) The City may prepare further, more specific guidance for residents on street tree attachments related to the requirements of clause 9 of this Policy or the standards outlined in clause 9.1 above.

10.2 RFT IE233/2022 LITIS STADIUM CHANGEROOM REDEVELOPMENT

Attachments:

1. **Evaluation Worksheet RFT IE233-2022 - Confidential**
2. **Project on a Page (POAP) - Litis Stadium Changeroom Development**
3. **Britannia North West Reserve Development Plan - Council Endorsed**
4. **Litis Changeroom Concept & Floor Plan**

RECOMMENDATION:

That Council:

1. **NOTES the outcome of the evaluation process for Tender IE233/2022 Litis Stadium Changeroom Redevelopment;**

2. **ACCEPTS the tender submission of Schlager Group Pty Ltd for Tender IE233/2022 Litis Stadium Changeroom Redvelopment.**

3. **APPROVE the capital project budget of $1,724,799, as outlined in the 2023/2024 First Quarter Budget Review (November 2023- OCM report) for the Litis Stadium Redevelopment and Floreat Athena Football Clubroom refurbishments; and**

4. **ALLOCATE a capital project budget of $1,600,000 in the 2024/2025 annual budget for the delivery of this project and update the 4 year capital works program accordingly.**

PURPOSE OF REPORT:

For Council to consider and determine the outcome of Tender IE233/2022 Litis Stadium Changeroom Redevelopment and approve the capital budget funding for the Litis Stadium redevelopment and the FAFC clubroom refurbishment works.

BACKGROUND:

Since 2019, the City has been working collaboratively with Floreat Athena Football Club (FAFC) and the Australian Federal Government to obtain $3 million through the Community Developments Grants Programme towards upgraded sporting facilities, including a full integration between Litis Stadium and Britannia Reserve and rationalising non-essential/ageing assets.

In 2020 a working group was established to determine the requirements of the site and location of a potential new changeroom facility. The agreed requirements included the need to meet Football West's National Premier League venue requirements, universal design standards, and design requirement to increase use of the facilities on site to further support female participation in sport. This informed the draft Britannia North West Reserve Development Plan which proposed a new change room facility on the site of the existing decommissioned grandstand.

On 16 November 2021 Council endorsed the Britannia North West Development Plan (Development Plan). The endorsed Development Plan included demolition of the current decommissioned grandstand structure, which was deemed structurally unsound and no longer safe for public use, and also adjacent toilet block, to make way for construction of a new change room facility in the same location.

To support the $3 million funding application, the City and FAFC worked collaboratively to develop and submit a concept design for the new change room facility and also expanded the funding scope to include refurbishment of the FAFC clubroom. This would address the immediate ageing state of the FAFC clubroom and would achieve an advantageous outcome that meets the needs of not only current but future users of the facilities on the site. The Litis Stadium redevelopment project is appealing to a wide audience, is fit-for-purpose and provides strong connections to the landscape and historical values of the site.

The concept design, endorsed by Council on 14 December 2021, was submitted to the Australian Federal Government with the City's funding application, including estimated construction costs.

In March 2023, the Federal Government announced $3 million in funding for the Litis stadium changeroom redevelopment works and refurbishment of the FAFC.

The funding agreement for a total of $3 million granted by the Australian Government Department of Infrastructure, Transport, Regional Development, Communications and Arts under the Community Development Grants Programme was executed on 26th April 2023. Under the agreement, works must be completed by 30 June 2026.

The City procured the services of architect firm Donovan Payne to undertake the detail design package for construction and create the detailed specifications and request for tender document in close consultation with the City.

A public request for tender was released on Saturday 17th June 2023 and closed on Friday 25th July 2023.

DETAILS:

Submissions were received from eight (8) Respondents:

Evaluation Panel

The Evaluation Panel comprised of five members, being:

- one with tender preparation skills;
- three with the appropriate operational expertise and involvement in supervising the contract;
- one with probity advice provided by a Procurement and Contracts Officer.

Compliance Assessment

Compliance assessment was carried out on all submissions. Out of the eight (8) submissions, six (6) were assessed as fully compliant and progressed to the qualitative assessment stage.

Two (2) submissions were assessed as non-compliant and did not progress to the qualitative assessment stage.

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:

Qualitative Criteria		**Weighting**
1	Key Personnel Skills and Experience	30%
2	Demonstrated Capacity to Undertake the Works	30%
3	Project Understanding	30%
4	Environmental and Social	10%

Qualitative Assessment

The qualitative assessment on all compliant submission were as follows:

Respondent #	**Weighted Percentage Score**	**Qualitative Ranking**
Respondent 1	68%	1
Respondent 6	68%	1
Respondent 3	66%	2
Respondent 4	61%	3
Respondent 5	60%	4
Respondent 2	40%	5

Refer to **Confidential Attachment 1** for further detail.

Price Assessment

The panel carried out an assessment of the submitted pricing offered. The top five (5) submissions were ranked by price:

Respondent #	Qualitative Ranking
Respondent 4	1
Respondent 6	2
Respondent 5	3
Respondent 2	4
Respondent 1	5
Respondent 3	6

Evaluation Summary

The panel concluded that the tender submission from Respondent 6 Schlager Group Pty Ltd provides value for money to the City and is recommended for the provision of IE233/2022 Litis Stadium Changerooms Redevelopment for the following reasons:

- Compliance with the submission requirements;
- Ranked first in the qualitative assessment;
- Ranked second 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 Schlager Group Pty Ltd for Tender IE233/2022 Litis Stadium Changerooms Redevelopment.

CONSULTATION/ADVERTISING:

The Request for Tender IE233/2022 Litis Stadium Changerooms Redevelopment was advertised in the West Australian on Saturday 17th June 2023 and on both the City's website and VendorPanel between 17th June 2023 and 25 July 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*:

Enhanced Environment

Our parks and reserves are maintained, enhanced and are accessible for all members of the community.

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 is attractive and diverse, in line with our growing and changing community.

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

FINANCIAL/BUDGET IMPLICATIONS:

A proposed total budget for the life of this project is $3,592,467, which includes the actual expenditure of $267,668 the City has already committed in the 2022/2023 financial year budget. This covered the architecture, full detail design package for the new clubrooms, the demolition of the decommissioned grandstand which occurred in June 2023 and the upgrade of the electrical switchboard at FAFC.

The total tender cost for the construction of the new changerooms submitted by Schlager Group is $2,414,045. The project construction period is expected to take approximately 42 weeks and therefore if construction is to start end of February/March 2024, we estimated construction completion around February 2025.

A proposed capital budget of $1,724,799 is included in this financial year capital budget (refer to first quarter budget review) which comprises of $1,500,000 of the federal grant funding towards to the new changeroom, $200,000 transferred from reserve and $24,799 of municipal funding (which was a carry forward amount from 2022/2023) towards starting the refurbishment works at FAFC. FAFC Refurbishment works will include roof repairs, HVAC replacement, toilet upgrades to comply with current standards, kitchen and bar refresh, new flooring, windows and painting, LED lights, and solar panels.

A further budget of $1,600,000 is proposed in the 2024/2025 financial year, which will comprise of the remaining $1,500,000 federal funding to complete the changeroom and fund the remaining refurbishment works at FAFC. A project contingency amount of $100,000 has also been factored into the municipal budget for 2024/2025 to allow for any unaccounted project variations to the changeroom project. A break down over the financial years is shown in the table below.

Project Works	Funding Source	2022/2023 FY	2023/2024 FY	2024/2025 FY	TOTAL	Details
CAPITAL BUDGET		**$267,668**	**$1,724,799**	**$1,600,000**	**$3,592,467**	
Litis Changeroom Redevelopment	Municipal	$223,728		$100,000	**$323,728**	**FY2023** - Litis Grandstand demolition works & Detail design of changerooms. **FY2024** – project contingency & any remaining works
	Federal Funding		$1,500,000	$1,000,000	**$2,500,000**	Tender construction cost $2,414,045 + $85,955 project contingency
TOTAL PROJECT COST FOR LITIS STADIUM					**$2,823,728**	
FAFC Clubroom Refurbishment works	Municipal	$43,940	$24,799		**$68,739**	**FY2023** – FAFC switchboard renewal **FY2024** – Internal refurbishments (ceiling)
	Reserve		$200,000		**$200,000**	**FY2024** – FAFC roof replacement, air conditioning and refurbishments
	Federal Funding			$500,000	**$500,000**	**FY2025** – FAFC refurbishment works
TOTAL PROJECT COST FOR FAFC REFURBISHMENTS					**$768,739**	

COMMENTS:

The following table shows the current approved 4 year capital budget along with the proposed changes to the 4 year capital works budget to fund the delivery of this project over the 2023/24 and 2024/25 financial years.

		Budget 23/24		**Budget 24/25**		**Budget 25/26**	
		Funding	**Muni/ Reserve**	**Funding**	**Muni/ Reserve**	**Funding**	**Muni/ Reserve**
Infrastructure Works – Litis Stadium	Current 4 year capital budget allocations	$1,500,000		1,350,000		$150,000	
	Proposed capital budget	$1,500,000	$224,799	$1,500,000	$100,000		$150,000
	4 year capital budget allocation	**$1,724,799**		**$1,600,000**		**$150,000**	

The tender submission from Schlager Group Pty Ltd complies with all 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 of an excellent standard, convincing and credible, demonstrating the capability, capacity and experience for key evaluation criteria and therefore recommend award of tender IE233/2022 Litis Stadium Changeroom Redevelopment to Schlager Group Pty Ltd.

CITY OF VINCENT

PROJECT ON A PAGE

Project Size	Start Date		
L	20 July2022		Enhanced Environment Accessible City Connected Community Thriving Places Sensitive Design Innovative & Accountable
Priority	**Estimated Finish Date**		
High	25 February 2025		

Project Name:	**Litis Stadium Changerooms Redevelopment and FAFC Refurbishments**	**Project Board:**	Yes	**Project Manager:**	Brian Marr
Project Code (CBP):	**IE233/2022**	**Accountable Executive Sponsor:**	Peter Varris	**Service Area:**	City Infrastructure
Project Description:	Since 2019, the City has been working collaboratively with Floreat Athena Football Club (FAFC) and the Australian Federal Government to obtain $3million through the Community Developments Grants Programme towards upgraded sporting facilities, including a full integration between Litis Stadium and Britannia Reserve and rationalising non-essential/ageing assets. These works are to include the demolition of the 1662 velodrome grandstand and replace with a modern, fit for purpose sports changing facility along with a major building renovation to the FAFC while incorporating stages of the Britannia master plan.	**Expenditure Type:**	Capex	**Container & Record No:**	PMF SharePoint

Objectives & Scope

To deliver a major capital works Project FY24/25.
The proposed scope of works consists of the following deliverables.

- Demolition of the 1962 Velodrome grandstand building
- Architectural design for a modern and multi-purpose changing facility to accommodate the needs of the community sporting clubs, such as FAFC and Leederville Cricket Club and the wider community in general.
- The construction of multi-purpose changing facility to accommodate the needs of the community sporting clubs, such as FAFC and Leederville Cricket Club and the wider community in general with provisions to meet City's energy efficiency policy's
- Deliver
- FAFC clubroom refurbishment

Project Success is…

- Success factor - Complete all deliverables within the allocated budget and timeframe.
- Minimise the negative impact on patrons using the facility
- Provide the rate payers, general community and sporting clubs a safe and fit for purpose amenity
- Increase in visitor numbers and facility revenue
- Reduction in the cost of reactive maintenance by renewal of a City asset

Estimated Timeframe:	18 Months
Project Estimated Cost:	$***$3,628,467***
Contingency:	**$185,955**
Total Expenditure:	***$3,628,467***
Sensitivity Analysis: (Indicate the confidence level of your estimate i.e. +/- 20% and provide factors to be considered)	+/-10%
Total FTE cost (estimated):	$40,000
Number of FTE	.2
Total Project Cost (ex. GST):	***$3,668,467***
Account No.(Finance to allocate)	99.00000822.13000.800

Benefits

- Provide a level of service in keeping with the communities expectations
- Maintain City's reputation of community connection and sustainability
- Provide an updated changing facility to cater for the following community groups
- FAFC upgrade to prevent on going reactive maintenance to a City asset
- Supporting policies in regards to the following
  1. People with disabilities
  2. Supporting local sporting clubs
  3. Providing an amenity for community and Families to connect
  4. Energy and stainability

Key Stakeholders (internal and external)

- Federal Government
- City of Vincent rate payers and community in general
- Local sporting Clubs
- Policy & Place Planning
- City Councillors
- Building contractor
- Design architect

	Project Deliverables / Milestones *(Optional Phasing and Gantt Charts available)*		MoSCoW Priority (M, S, C, W)	Budget ($)	Year 1 (FY2023 & FY2024) JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2024 Construction	2025 DLP	Year 4 ($)	Outer Years ($)
1.	Grandstand demolition Detailed design drawings - Municipal Funded in Year 1(2022/23 & 2023/24)			$223,728	■	■	■	■	■	■	■									
2.	Litis Changeroom Construction Cost	Federal funding ($3M)		$2,414,045								■	■	■	■	■	■	■		
		Grant - Contingency		$ 85,955								■	■	■	■	■	■	■		
		Municipal – contingency (defects liability period)		$100,000																
	Litis Stadium Redevelopment Cost			**$2,823,728**																
3	FAFC Refurbishment	Municipal over 2 FY (2022/2023 & 2023/24)		$304,739		■	■	■	■	■	■	■	■	■	■	■				
		Federal Funding		$500,000													■	■		
	FAFC Refurbishment total cost			**$804,739**																
			Total	***$3,628,467***																

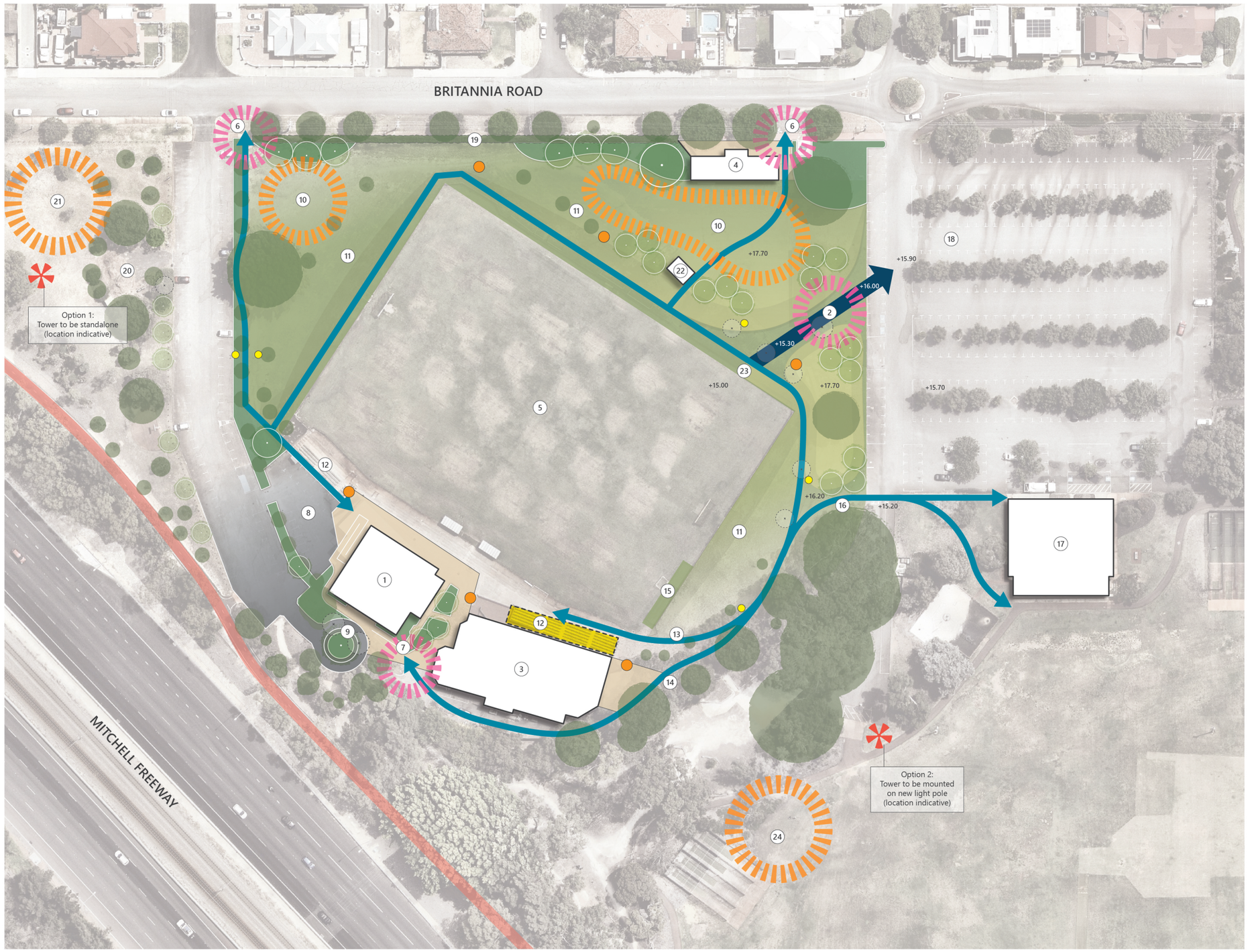
Risks and Issues

Risks (what could happen):	***Issues (what has been identified):***	***What happens if we don't do the project?***
• Risk to City's reputation • OH&S issues for both employees and patrons of the Centre • Ongoing reactive maintenance cost	• Change rooms from the 1962 building are now not to code and are not fit for purpose • Not accessible for patrons with disabilities • Parts of building showing significant signs of imminent failure	• Increased risk of building fabric failure resulting in the potential harm to property and patrons. • Failure to provide a duty of care to community groups • Failure to provide a level of service aligned with community expectation.

Internal Service Requirements: ***Please discuss with the appropriate Service Area as soon as practicable and indicate here which areas will be included.***														
	Consulted	**Plan attached**	**Plan to be developed**	**Not applicable**		**Consulted**	**Plan attached**	**Plan to be developed**	**Not applicable**		**Consulted**	**Plan attached**	**Plan to be developed**	**Not applicable**
Engagement / Media:	☒	☐	☐	☐	**Human Resources:**	☐	☐	☐	☒	**Risks & Issues:**	☐	☒	☐	☐
Engineering / Parks:	☒	☐	☐	☐	**ICT:**	☐	☐	☐	☐	**Other (insert):**	☐	☐	☐	☐
Planning: Consulted:	☒	☐	☐	☐	**Finance / Procurement:**	☒	☐	☐	☐		☐	☐	☐	☐

LEGEND

- Entry Zone
- Recreation Zone
- Proposed Telecommunications Tower Location
- +15.00 Indicative Finished Ground Level
- Pedestrian Footpath - 1.6m wide
- Gateway Path - 4m wide (trafficable)
- Existing Bike Path
- Natural Turf
- Planting - Groundcover & Shrubs
- Existing Hedge
- Tree - New (Native WA Species)
- Tree - Existing (Retained & Protected)
- Tree - Removed
- Existing Pedestrian Light Pole
- Existing Stadium Light Pole
- New Shade Structure Over Spectator Seating
- (1) New Changerooms / Existing Grandstand Removed (Building Footprint Indicative)
- (2) Main Pedestrian Gateway / Bund & Toilet Block Removed
- (3) Existing Floreat Athena Clubrooms
- (4) Potential to Repurpose Existing Building (Turnstiles Heritage Listed)
- (5) Existing Multi-Use Field
- (6) Pedestrian Entry from Britannia Road
- (7) Club Forecourt (DDA Compliant)
- (8) Modified Carpark (DDA Compliant)
- (9) Roundabout Pick-up & Drop-off
- (10) Passive Recreation / BBQ Area
- (11) Informal Spectator Seating Area
- (12) Existing Tiered Spectator Seating
- (13) Path to Floreat Athena Seating Area
- (14) Path to Floreat Athena Forecourt
- (15) Existing Underpass / Potential Retention & Interpretation
- (16) Path to Cricket Club / Bund Removed
- (17) Existing Leederville Cricket Club
- (18) Existing Britannia Reserve Carpark
- (19) Existing Signage Replaced / Removed
- (20) Community Mulch & Composting
- (21) Potential 'Food Forest' Fruit Tree Orchard
- (22) Existing Scoreboard
- (23) Relocated Maintenance Vehicle Access
- (24) Potential Youth Skate Space



CITY OF VINCENT

COPYRIGHT
THIS DRAWING IS A COPYRIGHT OF THE CITY OF VINCENT AND MAY NOT BE REPRODUCED FOR ANY PURPOSE WITHOUT THE CITY'S CONSENT, OTHER THAN FOR THE PURPOSES OF ORDERING, SUPPLY OR CONSTRUCTION.

NOTES
1. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, DRAWINGS AND SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS MUST BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
3. ALL DISCREPANCIES MUST BE REFERRED TO THE SUPERINTENDENT FOR WRITTEN APPROVAL PRIOR TO ORDERING, SUPPLY, OR INSTALLATION.
4. ALL STRUCTURE DESIGNS MUST BE CERTIFIED BY AN AUTHORISED ENGINEER PRIOR TO CONSTRUCTION.

REVISION

No.	DESCRIPTION	DRAWN	DATE
A	ISSUE FOR COUNCIL REVIEW	MM	13.10.21
B	ISSUE FOR DECEMBER ORDINARY COUNCIL MEETING	MM	10.11.21

BRITANNIA NORTH WEST RESERVE DEVELOPMENT PLAN

5 0 5 10 15 20 25m

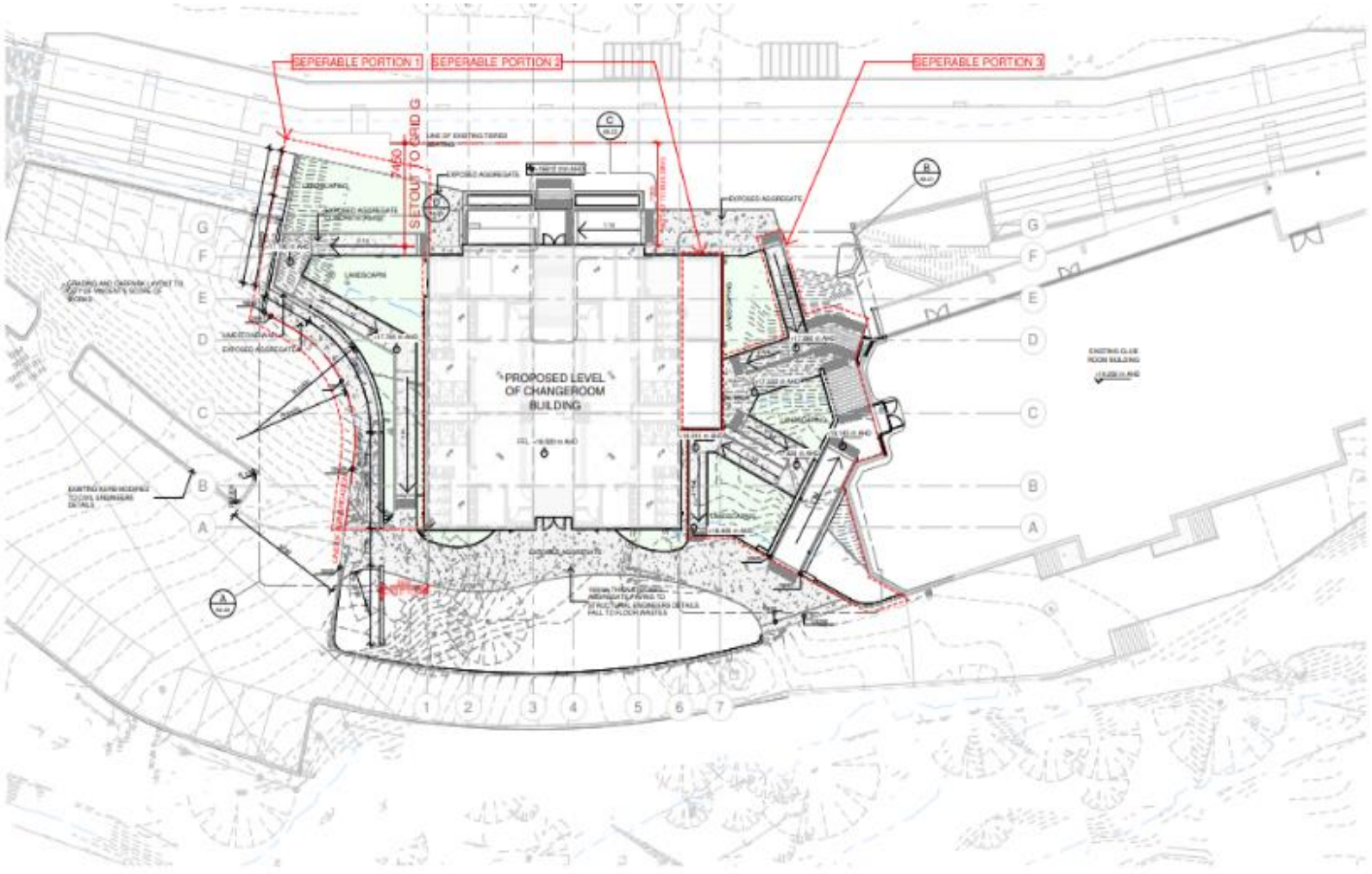
STATUS	FOR REVIEW
REVISION	A
DRAWING NUMBER	BRIT_SK01
SCALE	1:500 @ A1
DRAWING TITLE	LANDSCAPE MASTER PLAN

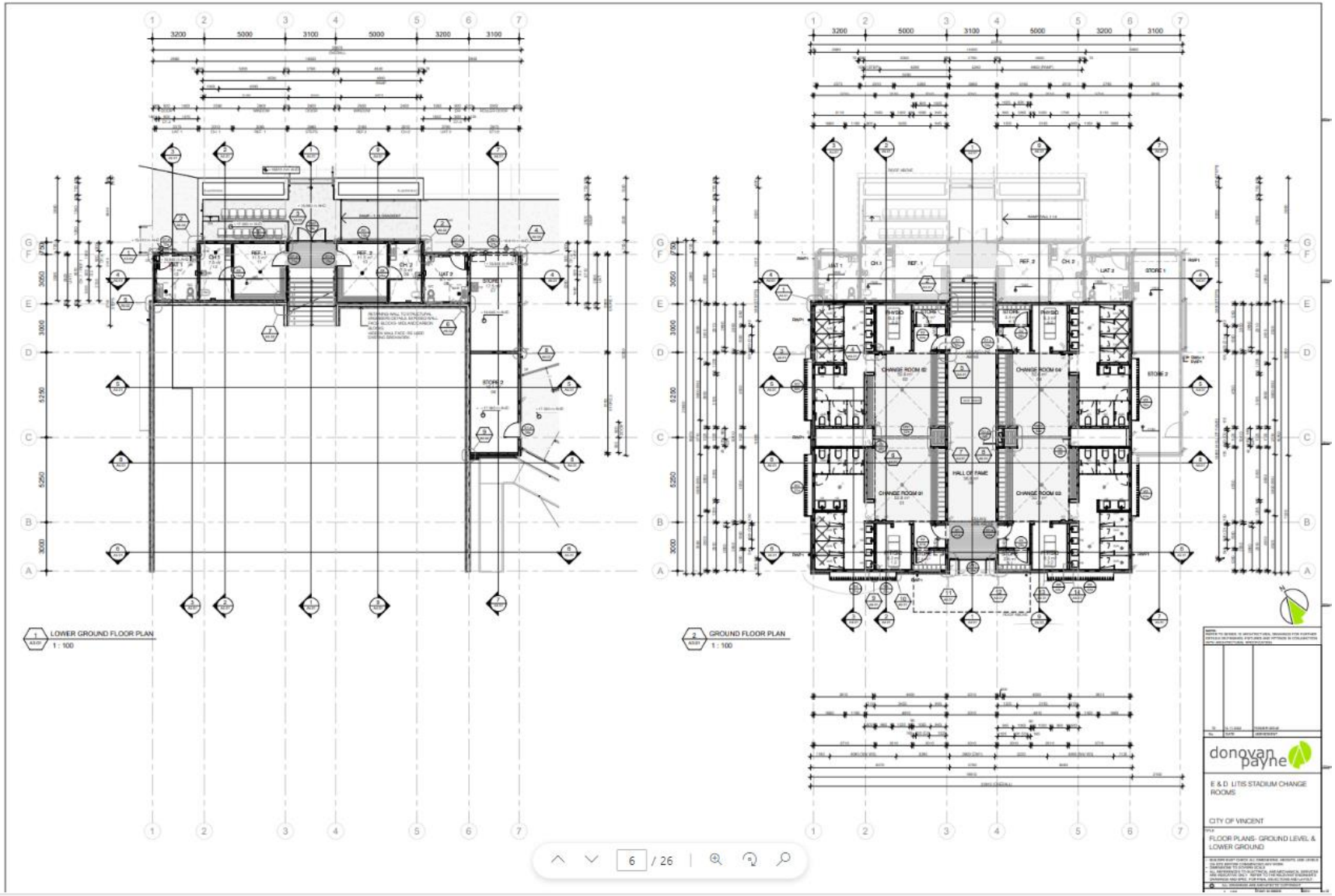
N

\\cov01srdata\COV01SRDATA\DevServ\Policy&Place\Landscape Architecture_Projects\0001 - Britannia Reserve Master Plan\04_Design\01_CAD\03_Layouts\BRIT_SK01.dwg

LITIS STADIUM CHANGEROOMS

TENDER ISSUE


SEPERABLE PORTION 1
SEPERABLE PORTION 2
SEPERABLE PORTION 3
SETOUT TO GRID G
7450
PROPOSED LEVEL OF CHANGEROOM BUILDING
EXISTING CLUB ROOM BUILDING
LANDSCAPE
EXPOSED AGGREGATE
G
F
E
D
C
B
A
1
2
3
4
5
6
7


LOWER GROUND FLOOR PLAN
1 : 100
GROUND FLOOR PLAN
1 : 100
6 / 26
donovan payne
E & D LITIS STADIUM CHANGE ROOMS
CITY OF VINCENT
FLOOR PLANS- GROUND LEVEL & LOWER GROUND

10.3 RFT IE254/2023 INDOOR POOL CHANGE ROOM RENEWALS AT BEATTY PARK LEISURE CENTRE

Attachments:
1. **Evaluation Summary - Confidential**
2. **Project on a Page - Beatty Park Changeroom Upgrade**

RECOMMENDATION:

That Council:

1. **NOTES the outcome of the evaluation process for Tender IE254/2023 Indoor Pool Change Room Renewals at Beatty Park Leisure Centre;**

2. **ACCEPTS the tender submission of LKS Constructions (WA) Pty Ltd for Tender IE254/2023 Indoor Pool Change Room Renewals at Beatty Park Leisure Centre; and**

3. **INCREASES the capital project allocation for Beatty Park Changerooms in 2024/2025 by $100,000 to $650,000 to fund this project over two financial years.**

PURPOSE OF REPORT:

For Council to accept the tender submission of LKS Constructions (WA) Pty Ltd for Tender IE254/2023 Indoor Pool Change Room Renewals at Beatty Park Leisure Centre.

BACKGROUND:

The City of Vincent's capital works program includes upgrading the aging change room facilities at the Beatty Park Leisure Centre (BPLC) to accommodate families and people with disabilities.

The City sought tenders from experienced, qualified and reliable Respondents within the building industry for the demolition and reconstruction of the Northern end 1962 change rooms located at BPLC. The 1962 build was extended in 1994 to include an indoor pool facility.

An Expression of Interest process was conducted to identify contractors with suitably qualified key personnel, demonstrated capability and capacity to undertake the works, and address risk criteria on financial capacity, insurances and payment. A shortlist of three Respondents was identified by the panel and approved by the Executive Director for the Request for Tender process.

DETAILS:

Tender Submissions

Submission were received from three (3) Respondents:

- Construct360 Pty Ltd
- ICS Australia Pty Ltd
- LKS Constructions (WA) 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:

Qualitative Criteria		Weighting
1	Key Personnel skills and experience	25%
2	Demonstrated Capacity to Undertake the Works	25%
3	Demonstrated Capability to undertake the construction of the designated Works	25%
4	Risk Assessment	15%
5	Environmental and Social	10%

Qualitative Assessment

Respondent	Weighted Percentage Score	Qualitative Ranking
Construct360 Pty Ltd	65%	3
ICS Australia Pty Ltd	71%	2
LKS Constructions (WA) Pty Ltd	78%	1

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
LKS Constructions (WA) Pty Ltd	$ 1,196,680	2

Refer to **Confidential Attachment 1** for further detail.

Evaluation Summary

The panel concluded that the tender from LKS Constructions (WA) Pty Ltd provides value for money to the City and is therefore recommended for the provision of IE254/2023 Indoor Pool Change Room Renewals at Beatty Park Leisure Centre for the following reasons:

- Compliance with the submission requirements;
- Ranked first in the qualitative assessment;
- Ranked second 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 LKS Constructions (WA) Pty Ltd for Tender IE254/2023 Indoor Pool Change Room Renewals at Beatty Park Leisure Centre.

CONSULTATION/ADVERTISING:

The Expression of Interest IE254/2023 Indoor Pool Change Room Renewals at Beatty Park Leisure Centre was advertised in the West Australian on Saturday 22 April 2023 and on both the City's website and Vendor Panel between 22 April 2023 and 15 May 2023.

LEGAL/POLICY:

The Expression of Interest and Request for Tender were 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 LKS Constructions (WA) Pty Ltd is $1,196,680 ex GST. The works, should this contract be awarded at the November Council meeting, will be scheduled to commence in January 2024. Site mobilisation is expected in February 2024 with an estimated 35 week project timeline, therefore the project is expected to be completed over two financial years with completion estimated for August 2024. The preferred tenderer has confirmed that the fixed price sum tendered will be valid for the delivery timeframe.

The four-year capital works program has the project budgeted for delivery over two financial years with $650,000 of reserve funds allocated in the 2023/2024 Annual Budget and a further $550,000 of municipal funds allocated in 2024/2025, totalling $1,200,000 of project funding.

Project Name	Project Budget	FY24 Budget	FY25 4-Year Capital Works Plan	Project Cost
BPLC Construct & fit out indoor pool changerooms	$1,200,000	$650,000	$550,000	$1,196,680

It is recommended that Council award the project and commit a total of $650,000 in 2023/24 and an additional $650,000 to be sourced from the 2024/2025 Annual Budget to allow for project delivery over two financial years and includes approximately $100,000 project contingency. This will increase the total project budget to $1,300,000 over two financial years.

Below is the estimated project cash flow over the 2023/24 and 2024/25 financial years for the project delivery.

MONTHS						
Jan	**Feb/Mar**	**April**	**May**	**June**	**Jul**	**August/Sep**
5% Deposit	5% Site Mob	Works	Works	Works	Works	Practical completion
$60,000	$60,000	$230,000	$150,000	$150,000	$350,000	$300,000

COMMENTS:

The tender submission from LKS Constructions (WA) 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.

Project on a Page

Project Name:	**22FY BP - Beatty Park 2062 - Construction & Fit Out of Indoor Pool Changerooms**
Project Description:	Revised 1.3 31/10/2023 The City of Vincent in its continual commitment to offer the community a wide range of recreational options has identified the need to upgrade the aging change room facilities at the Beatty Park Leisure Centre (BPLC) to accommodate families and people with disabilities. The BPLC was built in 1962 to host the 1964 Empire / Commonwealth Games, making the BPLC a Western Australian icon and a heritage-listed site. The City is seeking tenders from experienced, qualified and reliable Respondents within the building industry for the demolition and reconstruction of the Northern end 1962 change rooms located at the Beatty Park Leisure Centre, 220 Vincent Street, North Perth. The 1962 build was extended in 1994 to include an indoor pool facility.

Project Code (CBP):	2024FY - 3	**Sensitivity Analysis:**	Medium	**Project Size**	Large - High Risk, Profile, Budget and Impact	**Start Date**	3/07/2023
Estimated Timeframe:	12	**Total FTE cost (estimated):**	$50,000.00	**Priority**	High	**Estimated Finish Date**	31/08/2024
Project Estimated Cost:	$1,200,000.00	**Number of FTE**	0.2	**Project Board:**	Yes	**Project Manager:**	Brian Marr
Contingency:	$100,000.00	**Total Project Cost (ex. GST):**	$1,200,000.00	**Accountable Executive Sponsor:**	Peter Varris	**Service Area:**	BP - Beatty Park Leisure Centre
Total Expenditure:	$1,300,000.00	**Account Number**	99.00003334.1300.0000	**Expenditure Type:**	Capex	**Container & Record No:**	SC 3475,3474,3473

Objectives & Scope	**Benefits**
To deliver a major capital works Project FY23. The proposed scope of works consists of the following deliverables. • Engineering for the demolition of the 1962 building • Architectural design for a modern and multi-purpose changing facility to accommodate the needs of disability group, swim school attendees And the general community. • Construction of a new UAT, General change rooms, unisex toilets, locker facilities, cleaners store and concourse changing boxes. • New build to meet the City's energy efficiency policy's	• Full asset renewal to an aging 1962 city building reducing reactive maintenance • Provide a level of service in keeping with the communities expectations • Maintain City's reputation of community connection and sustainability • Provide an updated changing facility to cater for the following community groups 1. People with disabilities 2. Seniors 3. Families 4. Rehabilitation programmes
Key Stakeholders (internal and external)	**Project Success is…**
• City of Vincent (Council) • Rate payers • Disability groups and associations • Learn to swim	• Success factor - Complete all deliverables within the allocated budget and timeframe. • Minimise the negative impact on patrons using the facility • Provide the rate payers, general community and sporting clubs a safe and fit for purpose amenity • Increase in visitor numbers and facility revenue • Reduction in the cost of reactive maintenance by renewal of the asset

Risks (what could happen):	***Issues (what has been identified):***	***What happens if we don't do the project?***
• Risk to City's reputation • OH&S issues for both employees and patrons of the Centre • Ongoing reactive maintenance cost	• Change rooms from the 1962 building are now not to code and are not fit for purpose • Not accessible for patrons with disabilities • Parts of building showing significant signs of imminent failure	• Increased risk of building fabric failure resulting in the potential harm to property and patrons. • Failure to provide a duty of care to patrons and staff. • Failure to provide a level of service aligned with community expectation.

Project on a Page

	• No compliant	
People or Engagement Activities	**Process/Policy changes or improvements required for this project to succeed**	**Technology tools or infrastructure changes or improvements required for this project**
• Project Manager / Procurement & Finance • Building and Engineering Consultants	• Project reporting process to be updated	• Project planning and continual project monitoring

Project Deliverables / Milestones *(Optional Phasing and Gantt Charts available)*		MoSCoW Priority (M, S, C, W)	Year 1													Year 2 ($)	Year 3 ($)	Year 4 ($)	Outer Years ($)
			Budget ($)	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN				
1.	Planning	M																	
2.	Finance & Procurement	M																	
3.	Council Approval	M																	
4.	Project Initiation	M																	
5.	Project delivery	M	$1,196,680.00																
6.		Contingency	$100,000.00																
7.	Close-out	M																	
		Total	*$1,296,680* -																

Internal Service Requirements: *Please discuss with the appropriate Service Area as soon as practicable and indicate here which areas will be included.*														
	Consulted	Plan attached	Plan to be developed	Not applicable		Consulted	Plan attached	Plan to be developed	Not applicable		Consulted	Plan attached	Plan to be developed	Not applicable
Engagement / Media:	☒	☐	☐	☐	Human Resources:	☐	☐	☐	☒	Risks & Issues:	☐	☒	☐	☐
Engineering / Parks:	☐	☐	☐	☒	ICT:	☐	☐	☐	☒	Other (insert):	☐	☐	☐	☐
Planning: Consulted:	☐	☒	☐	☐	Finance / Procurement:	☒	☐	☐	☐		☐	☐	☐	☐

Provide evidence of the consultation with Internal Staff (if applicable). Support can be saved in Project site.

11 COMMUNITY & BUSINESS SERVICES

11.1 FINANCIAL STATEMENTS AS AT 30 SEPTEMBER 2023

Attachments: **1. Financial Statements as at 30 September 2023**

RECOMMENDATION:

That Council RECEIVES the Financial Statements for the month ended 30 September 2023 as shown in Attachment 1.

PURPOSE OF REPORT:

To present the statement of financial activity for the period ended 30 September 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 August2023:**

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	3-5
4.	Capital Expenditure including Funding graph and Capital Works Schedule	6-12
5.	Cash Backed Reserves	13
6.	Receivables: Rates and Other Debtors	14
7.	Beatty Park Leisure Centre Financial Position	15-16

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 at 30 September 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 $451,677 (0.9%). The following items materially contributed to this position:

- A favourable variance of $570,215 in Fees and Charges mostly due to timing variances for:
  - $250,581 favourable Beatty Park admission, enrolment fee, membership and merchandise income,
  - $116,512 favourable car parking revenue $219k partially offset by unfavourable infringement revenue ($144k),
  - $86,409 favourable waste service rubbish charges,
  - $82,459 favourable statutory planning services mostly due to development application fees,
  - $49,113 favourable swimming pool inspection fees.

- A favourable variance in Interest earnings of $150,677 mostly due to higher-than-expected interest rates.
- A favourable variance in other revenue of $102,126 mostly due to timing variances for MRC land sales tax withholding $50k and waste and recycling services from micro businesses $41k.
- An unfavourable variance in Operating grants, subsidies, and contributions of $297,914 due to timing a variance.
- An unfavourable variance in Rates of $73,426 due to a timing variance.

Expenditure by Nature or Type (on page 1) is favourable, attributed by an under-spend of $5,254,693 (30.8%). The following items materially contributed to this position:

- $3,151,788 favourable Depreciation expense due to timing variances.
- $1,682,280 favourable Materials and Contracts mainly due to timing variances.
- $195,564 favourable Employee related costs mostly due to timing variances.
- $184,994 favourable Utility charges due to timing variances.
- $54,275 favourable Interest expenses due to timing variances on loan payments.

Surplus Position – Year End 2022/23

The surplus position brought forward to 2023/24 is $8,004,126 compared to the adopted budget amount of $4,098,614. The actual opening surplus figure will be adjusted after the year audit has been finalised in December 2023.

The favourable opening surplus position also includes a higher brought forward payment of $1,410,464 in Federal Grant Funding. An adjustment will be required at First Quarter Budget Review 2023/24 to reduce the budgeted grant revenue in lieu of the higher brought forward payment.

Content of Statement of Financial Activity

An explanation of each report in the Statement of Financial Activity (**Attachment 1**), along with some commentary, is below:

1. Statement of Financial Activity by Nature or Type Report (Note 1 Page 1)
   This statement of financial activity shows revenue and expenditure classified by Nature or Type.

2. Net Current Funding Position (Note 2 Page 2)
   'Net current assets' is the difference between the current assets and current liabilities, less committed and restricted assets.

3. Summary of Income and Expenditure by Service Areas (Note 3 Page 3-5)
   This statement shows a summary of operating revenue and expenditure by service unit including variance commentary.

4. Capital Expenditure and Funding Summary (Note 4 Page 6-12)
   The full capital works program is listed in detail in Note 4 in **Attachment 1**. The attachment includes a summary of the year-to-date expenditure of each asset category and the funding source associated to the delivery of capital works.

5. Cash Backed Reserves (Note 5 Page 13)
   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 30 September 2023 is $19,134,533.

6. Receivables**:** Rating Information (Note 6 Page 14)

The notices for rates and charges levied for 2023/24 were issued on 26 September 2023. *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	1 September 2023
Second Instalment	3 November 2023
Third Instalment	5 January 2024
Fourth Instalment	8 March 2024

The outstanding rates debtors balance at 30 September 2023 was $20,185,296, excluding deferred rates of $142,199. The outstanding rates percentage at 30 September 2023 was 42.74% compared to 40.26% for the same period last year.

7. Receivables: Other Debtors (Note 6 Page 14)

Total trade and other receivables at 30 September 2023 were $4,278,187.

Below is a summary of the significant items with an outstanding balance over 90 days:

- $827,496 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.

- $192,402 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. Beatty Park Leisure Centre – Financial Position report (Note 7 Page 15-16)

As at 30 September 2023, the Centre's operating surplus position was $569,647 (excluding depreciation) compared to the prior YTD surplus amount of $368,215. The surplus is predominantly driven by 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 1 - STATEMENT OF FINANCIAL ACTIVITY
BY NATURE OR TYPE
FOR THE PERIOD ENDED 30 SEPTEMBER 2023

CITY OF VINCENT

	Note	Adopted Budget 2023/24	YTD Budget 30/09/2023	YTD Actual 30/09/2023	YTD Variance	YTD Variance
		$	$	$	$	%
Opening Funding Surplus(Deficit)		**4,098,614**	**4,098,614**	**8,004,126**	**3,905,512**	**95.3%**
Revenue from operating activities						
Rates		42,302,811	42,142,811	42,069,385	(73,426)	-0.2%
Operating Grants, Subsidies and Contributions		1,498,420	348,357	50,443	(297,914)	-85.5%
Fees and Charges		22,143,204	5,545,681	6,115,896	570,215	10.3%
Interest Earnings		1,103,000	600,000	750,676	150,676	25.1%
Other Revenue		1,385,434	308,241	410,367	102,126	33.1%
Profit on Disposal of Assets		2,370,775	0	0	0	0.0%
		70,803,644	48,945,090	49,396,767	451,677	0.9%
Expenditure from operating activities						
Employee Costs		(31,198,096)	(7,280,050)	(7,084,486)	195,564	-2.7%
Materials and Contracts		(23,046,382)	(5,679,899)	(3,997,619)	1,682,280	-29.6%
Utility Charges		(1,860,315)	(469,590)	(284,596)	184,994	-39.4%
Depreciation on Non-Current Assets		(12,607,088)	(3,151,788)	0	3,151,788	-100.0%
Interest Expenses		(495,449)	(121,553)	(67,278)	54,275	-44.7%
Insurance Expenses		(804,195)	(201,048)	(201,048)	0	0.0%
Other Expenditure		(752,098)	(139,760)	(153,968)	(14,208)	10.2%
Loss on Disposal of Assets		(47,335)	0	0	0	0.0%
		(70,810,958)	(17,043,688)	(11,788,995)	5,254,693	-30.8%
Operating activities excluded from budget						
Add Deferred Rates Adjustment		0	0	(26,805)	(26,805)	0.0%
Add Back Depreciation		12,607,088	3,151,788	0	(3,151,788)	-100.0%
Adjust (Profit)Loss on Asset Disposal		(2,323,440)	0	0	0	0.0%
		10,283,648	3,151,788	(26,805)	(3,178,593)	-100.9%
Amount attributable to operating activities		**10,276,334**	**35,053,190**	**37,580,967**	**2,527,777**	**7.2%**
Investing Activities						
Non-operating Grants, Subsidies and Contributions		3,703,747	0	805,885	805,885	0.0%
Purchase Property, Plant and Equipment	4	(9,185,484)	(1,028,699)	(782,531)	246,168	-23.9%
Purchase Infrastructure Assets	4	(9,946,016)	(567,611)	(499,955)	67,656	-11.9%
Proceeds from Joint Venture Operations		1,666,666	0	0	0	0.0%
Proceeds from Disposal of Assets		1,713,000	0	793,824	793,824	0.0%
Amount attributable to investing activities		**(12,048,087)**	**(1,596,310)**	**317,223**	**1,913,533**	**-119.9%**
Financing Activities						
Principal elements of finance lease payments		(95,000)	(24,000)	(14,612)	9,388	(39.1%)
Repayment of Loans		(1,585,417)	(577,097)	(577,098)	(1)	0.0%
Transfer to Reserves	5	(6,535,355)	(1,633,833)	(2,606,817)	(972,984)	59.6%
Transfer from Reserves	5	5,934,019	1,483,506	711,005	(772,501)	-52.1%
Amount attributable to financing activities		**(2,281,753)**	**(751,424)**	**(2,487,522)**	**(1,736,098)**	**231.0%**
Closing Funding Surplus(Deficit)		**45,109**	**36,804,070**	**43,414,794**	**6,610,724**	**18.0%**

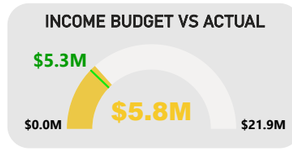
CITY OF VINCENT

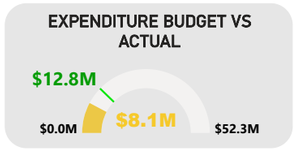
CITY OF VINCENT
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
NOTE 2 - NET CURRENT FUNDING POSITION
FOR THE PERIOD ENDED 30 SEPTEMBER 2023

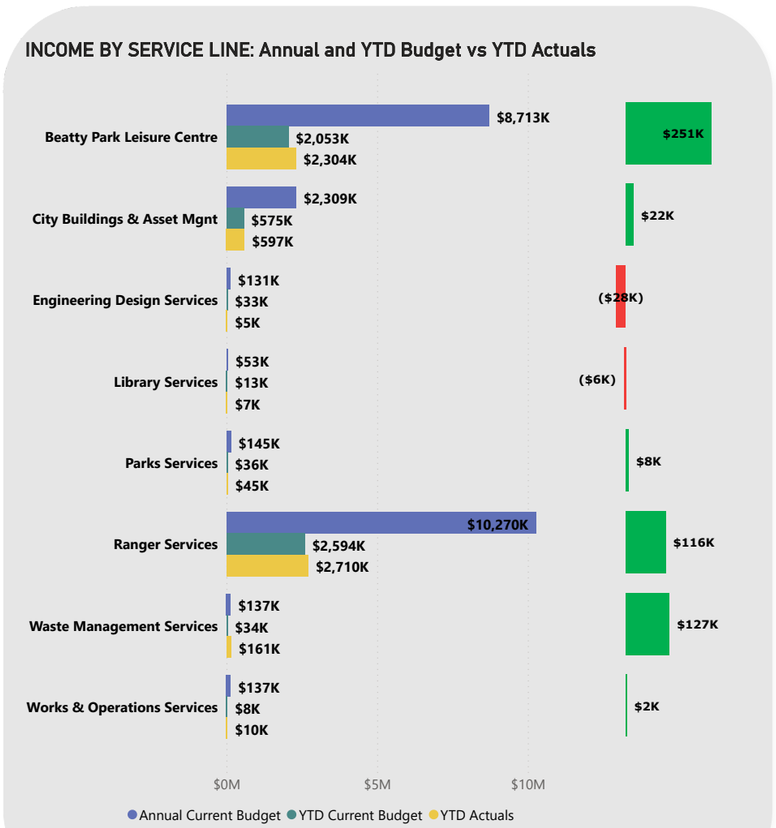
	Note	YTD Actual	PY Actual
		30/09/2023	30/09/2022
		$	$
Current Assets			
Cash Unrestricted		32,981,268	30,019,106
Cash Restricted		19,134,533	12,272,492
Receivables - Rates	6	20,185,296	16,578,034
Receivables - Other	6	4,278,187	2,966,931
Inventories		1,431,098	212,817
		78,010,382	62,049,380
Less: Current Liabilities			
Payables		(11,320,823)	(12,804,178)
Provisions - employee		(5,766,563)	(4,874,479)
		(17,087,386)	(17,678,657)
Unadjusted Net Current Assets		**60,922,996**	**44,370,723**
Adjustments and exclusions permitted by FM Reg 32			
Less: Reserves - restricted cash	5	(19,134,533)	(12,272,492)
Less: Land held for sale		(1,251,293)	0
Add: Current portion of long term borrowings		1,525,000	1,255,616
Add: Infringement Debtors transferred to non current asset		1,293,417	1,225,718
		(17,508,203)	(9,791,158)
Adjusted Net Current Assets		**43,414,793**	**34,579,565**

CITY OF VINCENT
NOTE 3 - SUMMARY OF INCOME AND EXPENDITURE
INFRASTRUCTURE AND ENVIRONMENT DIRECTORATE
AS AT 30 SEPTEMBER 2023

CITY OF VINCENT







KEY VARIANCE COMMENTARY

($20,000 and 10%)

Beatty Park Leisure Centre
$251k favourable income mostly due to higher admission $108k, enrolment $65k and membership fees $60k.
$525k favourable expenditure mostly due to timing variance for depreciation $362k, contractors $63k, utilities $48k and consultants $25k.

City Buildings & Asset Management
$22k favourable income mostly due to timing variances of rental properties income.
$1,132k favourable expenditure mostly due to timing variances for depreciation $920k and general maintenance $181k.

Engineering Design Services
$201k favourable expenditure mostly due to timing variances in utilities $114k, materials and contracts $42k and depreciation $39k.

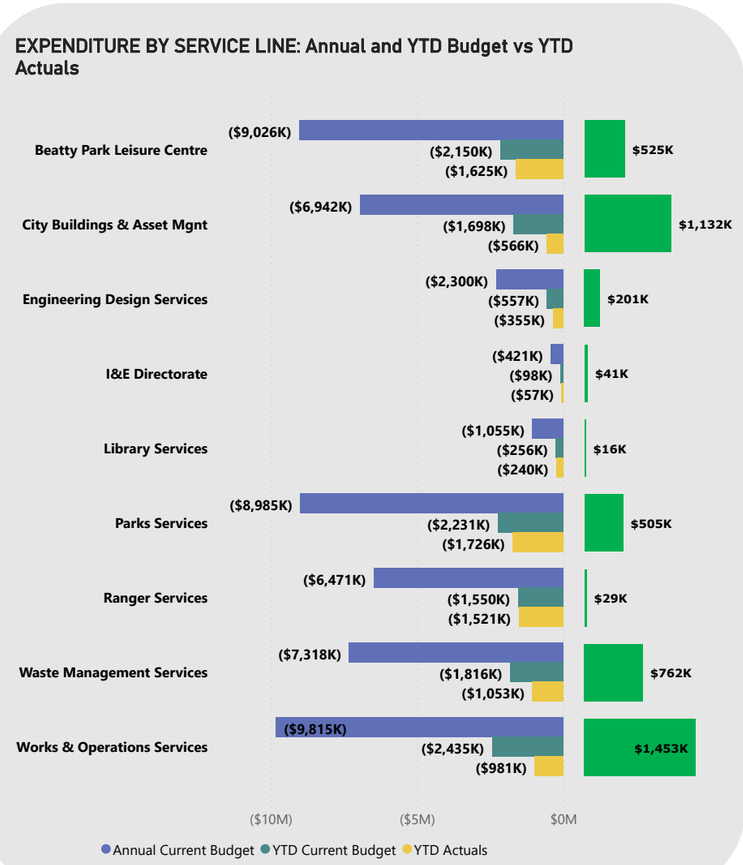
I&E Directorate
$41k favourable expenditure mainly due to timing variances in employee costs $28k

Parks Services
$505k favourable expenditure due to timing variances for depreciation $338k, contractors $131k and plant hire $49k.

Ranger Services
$116k favourable income mainly due to higher car park revenue.

Waste Management Services
$127k favourable income mostly due to fees and charges for Waste service charges.
$762k favourable expenditure mostly due to timing variances for waste disposal costs $363k and contractors $219k.

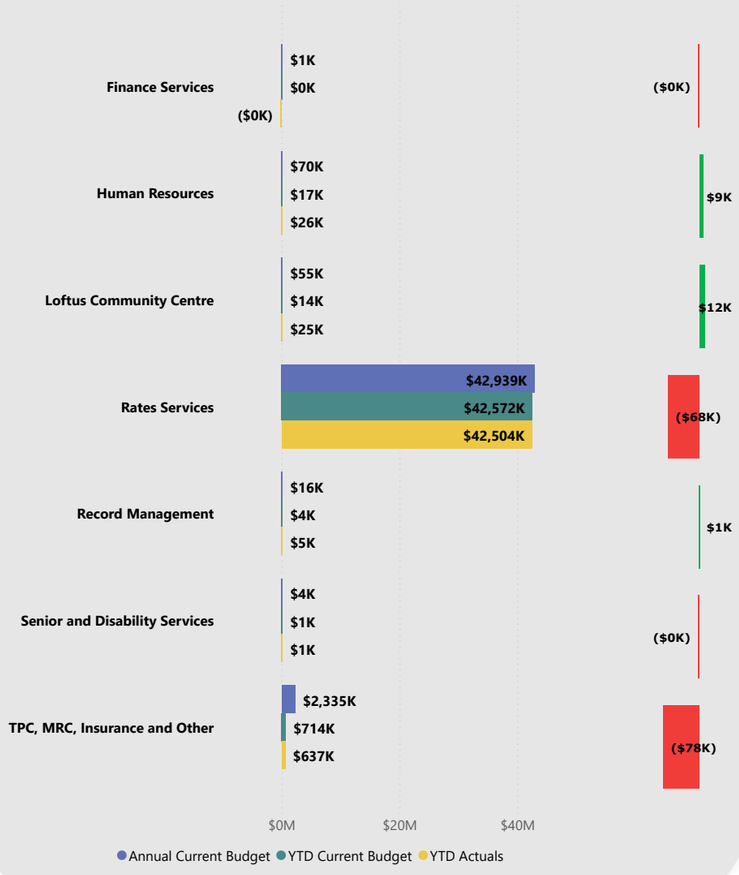
Works and Operations Services
$1,453k favourable expenditure mostly due to timing variances for depreciation.



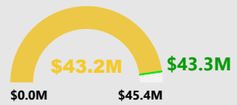
CITY OF VINCENT
NOTE 3 - SUMMARY OF INCOME AND EXPENDITURE
COMMUNITY & BUSINESS SERVICES DIRECTORATE
OFFICE OF THE CEO
AS AT 30 SEPTEMBER 2023

CITY OF VINCENT

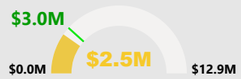
INCOME BY SERVICE LINE: Annual and YTD Budget vs YTD Actuals



INCOME BUDGET VS ACTUAL



EXPENDITURE BUDGET VS ACTUAL



KEY VARIANCE COMMENTARY
($20,000 and 10%)

Community Development
$87k unfavourable expenditure due to timing variances in donations $47k and employee costs $42k.

Customer Relations
$62k favourable expenditure mostly due to timing variances in employee costs.

Finance Services
$84k favourable expenditure due to timing differences in other expenses $40k and employee costs $38k.

Human Resources
$117k favourable expenditure mostly due to a timing variance for employee costs $98k.

Information Communication and Technology
$213k favourable expenditure due to timing differences in:
- $69k favourable software license fees, $56k furniture and equipment purchases, $41k employee costs and $31k consultant fees.

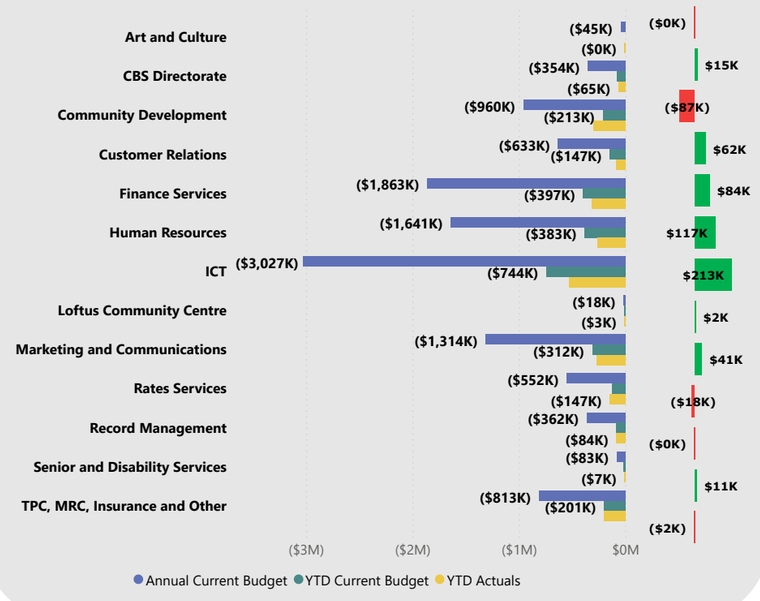
Marketing and Communications
$41k favourable expenditure mostly due to timing variance in programmes and events.

Rates Services
$68k unfavourable income due timing variances in interim rates.

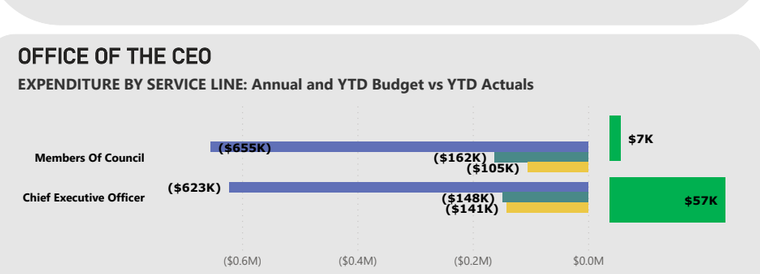
TPC, MRC, Insurance and other
$78k unfavourable income mostly due to timing variance of financial assistance grants.

Chief Executive Officer
$57k favourable expenditure mostly due to timing variances for materials and contracts.

COMMUNITY AND BUSINESS SERVICES DIRECTORATE
EXPENDITURE BY SERVICE LINE: Annual and YTD Budget vs YTD Actuals



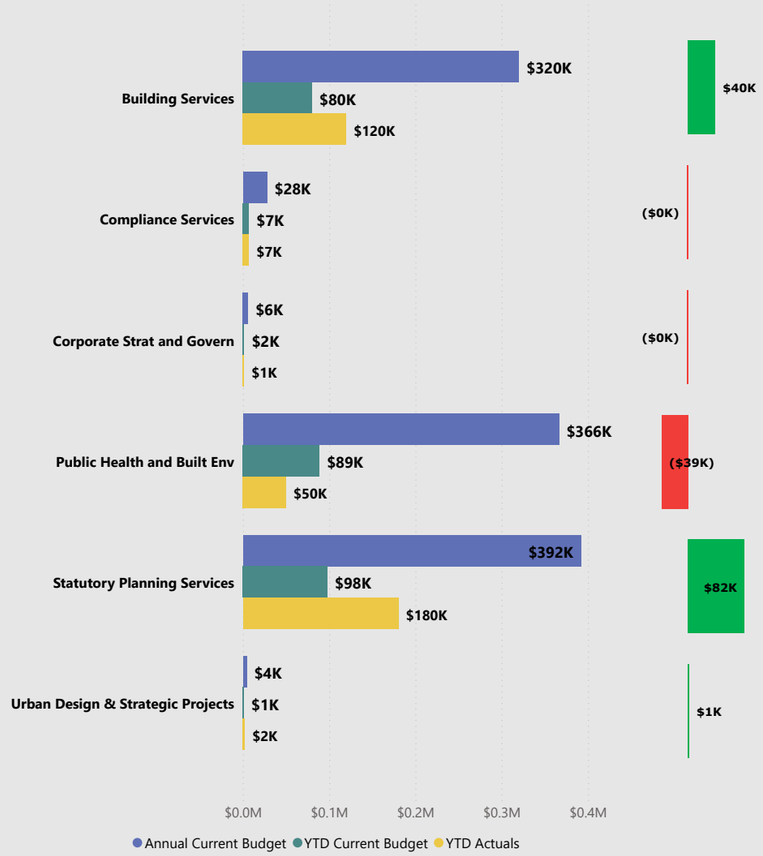
OFFICE OF THE CEO
EXPENDITURE BY SERVICE LINE: Annual and YTD Budget vs YTD Actuals



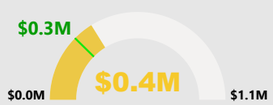
CITY OF VINCENT
NOTE 3 - SUMMARY OF INCOME AND EXPENDITURE
STRATEGY AND DEVELOPMENT DIRECTORATE
AS AT 30 SEPTEMBER 2023

CITY OF VINCENT

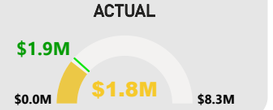
INCOME BY SERVICE LINE: Annual and YTD Budget vs YTD Actuals



INCOME BUDGET VS ACTUAL



EXPENDITURE BUDGET VS ACTUAL



KEY VARIANCE COMMENTARY
($20,000 and 10%)

Building Services
$40k favourable income mostly due to an increase in swimming pool inspection fees.
$25k favourable expenditure mostly due to timing variance in employee costs.

Compliance Services
$21k unfavourable expenditure due to higher than anticipated long service leave expenses of $19k.

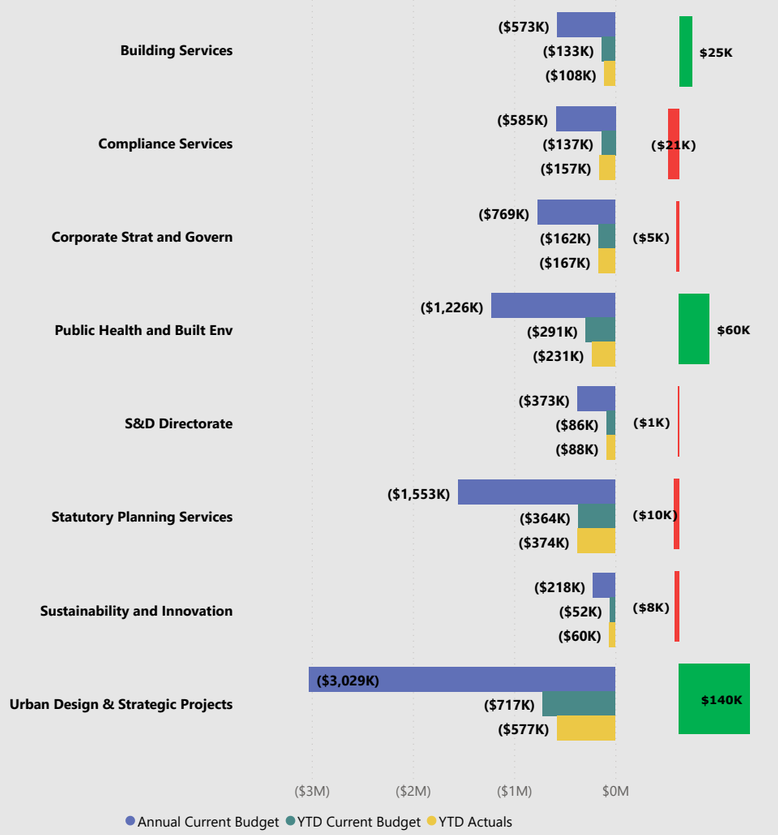
Public Health and Built Environment
$39k unfavourable income mostly due to:
- $26k timing variances in fees and charges.
- $13k timing difference of state grants and subsidies.

$60k favourable variance in expenditure mostly due to timing variances of employee costs $38k and programmes and events $12k.

Statutory Planning Services
$82k favourable income mostly due to timing difference in income received from development application fees $62k and development application panel fees $20k.

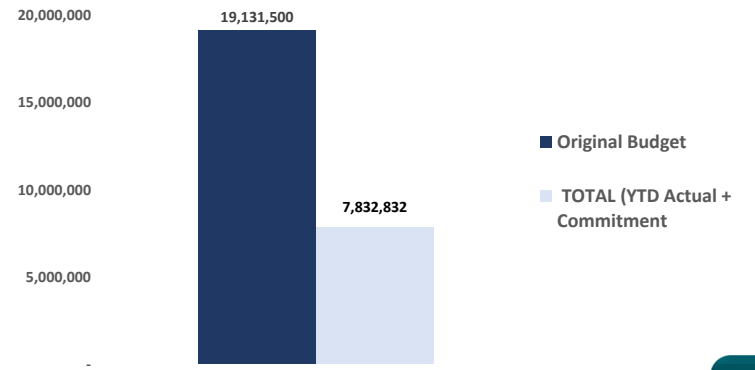
Urban Design & Strategic Projects
$140k favourable expenditure mostly due to:
- $171k timing difference for various programmes and events
- $21k timing variance for operating Initiatives
Partially offset by $46k unfavourable expenditure on employee costs.

EXPENDITURE BY SERVICE LINE: Annual and YTD Budget vs YTD Actuals

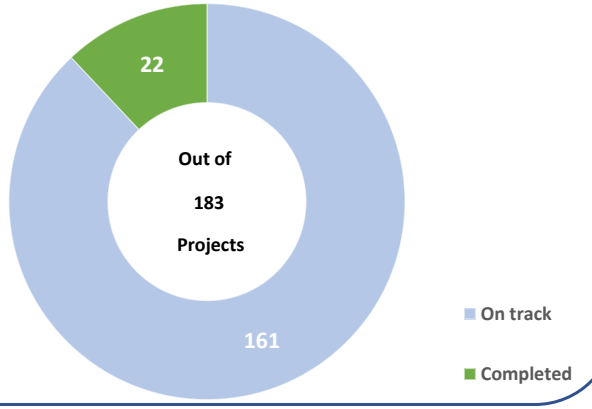


Note 4 - City Of Vincent - Capex Report As At 30 September 2023

Budget vs Total funds spent & committed

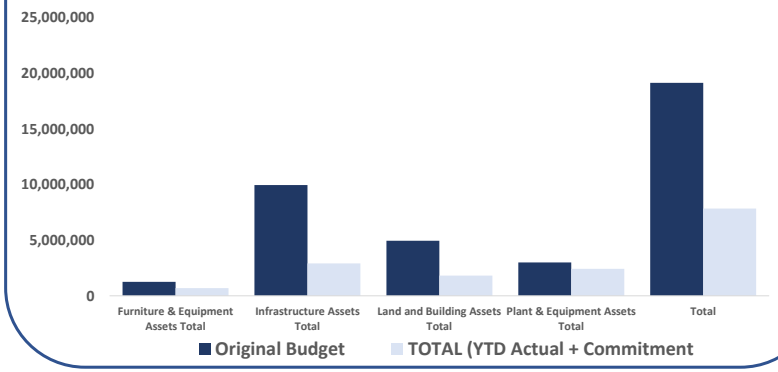


Summary of Project Status

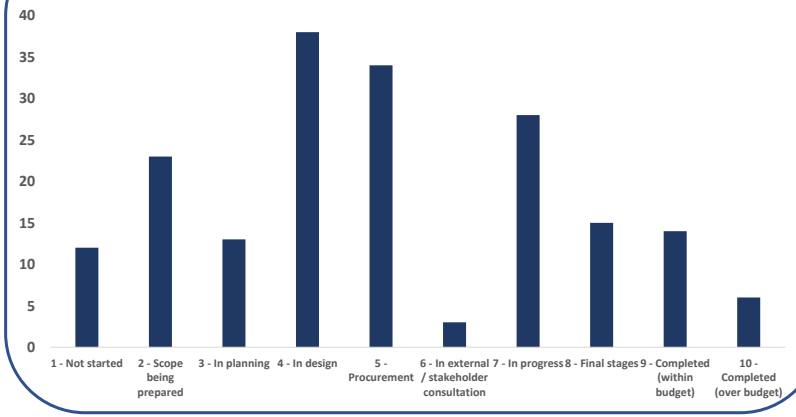


Project Count
183

Summary of Projects Budget vs Total funds spent & committed By Asset Class



Summary of Project Stages



CITY OF VINCENT

CITY OF VINCENT
NOTE 4 - CAPITAL WORKS SCHEDULE 2023/24
AS AT 30 SEPTEMBER 2023

WO Name	Original Budget 2024FY	YTD Budget	YTD Actual	YTD Variance	Commitment	TOTAL (YTD Actual + Commitment	Status	Stage	Managers' September 2023 Commentary (internal)
Land and Building Assets									
Air Conditioning & HVAC Renewal									
Air Con & HVAC Renew - Library & Local History Centre	12,301	-	-	-	-	-	On track	2 - Scope being prepared	Quotes received - works to commence October
Air Con & HVAC Renew - Miscellaneous	50,000	-	8,430	(8,430)	220	8,650	On track	2 - Scope being prepared	Works planned for November
Air Conditioning & HVAC Renewal - Admin	50,000	-	-	-	200	200	On track	3 - In planning	Scope for timers installed upstairs; consultant for scope
Public Toilet Renewal Program									
Public Toilet Renewal - General Provision	25,000	-	-	-	-	-	On track	5 - Procurement	Works to commenced October
Beatty Park Leisure Centre – Repair and maintain Heritage Grandstand									
Beatty Park Leisure Centre – Heritage Grandstand Renewal	200,000	-	0	(0)	-	0	On track	1 - Not started	Waiting on award of Changerooms - potential deferral
Beatty Park Leisure Centre – Repair and maintain Heritage Grandstand	22,629	-	-	-	-	-	Completed	9 - Completed (within budget)	Retention
BPLC - Construction of Indoor Changerooms									
BPLC – Construct & Fit Out Indoor Pool Changerooms	650,000	60,000	2,330	57,670	34,936	37,266	On track	5 - Procurement	RFT closed and evaluated - Council report November OCM
North Perth Bowling Club Toilet & changeroom refurbishment									
North Perth Bowling Club	165,000	70,000	400	69,600	63,229	63,629	On track	8 - Final stages	Final stages
Litis Stadium changeroom redevelopment									
Infrastructure Works - Litis Stadium	1,560,799	160,799	-	160,799	18,384	18,384	On track	7 - In progress	FA clubrooms being scoped and Litis Tender evaluation meeting in October
Beatty Park Leisure Centre - Facilities Infrastructure Renewal									
BPLC - Pool Tiling Works	800,000	260,000	175,428	84,572	509,748	685,176	On track	7 - In progress	Tiling removed. Investigations on sub- surface
Plant room remedial works	100,000	-	1,941	(1,941)	71,625	73,566	On track	7 - In progress	Upper plant switchboard renewal - getting quotes and ventilation from plant room
BPLC - Facilities Infrastructure Renewal	350,000	100,000	25,475	74,525	76,994	102,469	On track	7 - In progress	Project on a page updated and works being programed
Miscellaneous Asset Renewal (City Buildings)									
Misc Asset Renewal - City buildings	50,000	10,000	-	10,000	48,310	48,310	On track	2 - Scope being prepared	Reactive building capital works being planned
North Perth Town Hall - Kitchen and Toilet Renewal - Lesser Hall	-	-	23,166	(23,166)	-	23,166	Completed	9 - Completed (within budget)	
North Perth Town Hall - Kitchen and Toilet Renewal - Main Hall	-	-	18,689	(18,689)	11,034	29,722	Completed	9 - Completed (within budget)	
Solar Photovoltaic System Installation									
Solar Installation (Belgravia/Gymnastics WA)	109,400	109,400	-	109,400	-	-	Cancelled	1 - Not started	Contract ended
Solar Installation - DLGSC Building	98,688	-	95,680	(95,680)	-	95,680	Completed	9 - Completed (within budget)	
Water and Energy Efficiency Initiatives									
Water and Energy Efficiency Initiatives	75,000	-	-	-	-	-	On track	2 - Scope being prepared	Works program being prepared
Land and Building Asset Renewal Projects									
Admin Building - Additional Meeting Spaces	73,000	-	-	-	2,621	2,621	On track	7 - In progress	Universal Accessible Toilet - Stage 2 planning in progress
Administration Centre Renewals	100,000	-	-	-	-	-	On track	2 - Scope being prepared	Engaging Interior designer for foyer space to develop
Leederville Oval Stad Fac Renewal (Leased)	316,629	-	-	-	526,894	526,894	On track	5 - Procurement	Works commenced in October
Replace electrical distibution boards - multiple buildings - post asbestos removal	30,000	-	-	-	-	-	Cancelled	2 - Scope being prepared	reallocate funding for projects within Miscellaneous asset renewals
Modifications to Litis Stadium Underpass	30,000	30,000	1,461	28,539	68,916	70,377	Completed	10 - Completed (over budget)	-
Non Fixed Asset Renewals - Works Depot	20,000	-	3,792	(3,792)	8,363	12,155	On track	7 - In progress	Reactive works to box gutters
Lease Property Non Scheduled Renewal	50,000	20,000	18,960	1,040	-	18,960	On track	2 - Scope being prepared	Lease building renewals - program being developed
Land and Building Assets Total	**4,938,446**	**820,199**	**375,751**	**444,448**	**1,441,474**	**1,817,225**			

CITY OF VINCENT

CITY OF VINCENT
NOTE 4 - CAPITAL WORKS SCHEDULE 2023/24
AS AT 30 SEPTEMBER 2023

WO Name	Original Budget 2024FY	YTD Budget	YTD Actual	YTD Variance	Commitment	TOTAL (YTD Actual + Commitment	Status	Stage	Managers' September 2023 Commentary (internal)
Furniture & Equipment Assets									
ICT Renewal Program									
ICT Infrastructure Renewal	45,000	-	49,184	(49,184)	18,240	67,424	On track	7 - In progress	-
Enterprise Applications Upgrades									
Enterprise Applications Upgrade	100,000	-	11,136	(11,136)	26,414	37,550	On track	7 - In progress	-
Beatty Park Leisure Centre - Furniture & Equipment									
BPLC Non-Infrastructure Fixed Asset Renewal	159,573	-	2,593	(2,593)	-	2,593	On track	7 - In progress	-
BPLC - Non Fixed Assets Renewal	60,050	-	3,768	(3,768)	27,704	31,472	On track	2 - Scope being prepared	-
Public Arts Projects									
COVID-19 Artwork relief project	172,000	72,500	-	72,500	172,000	172,000	On track	7 - In progress	-
Accessible City Strategy Implementation Program									
Accessible City Strategy Implementation - Capex for future years subject to Cash-in Lieu Reserve Funds received	500,000	126,000	44,154	81,846	125,191	169,345	On track	7 - In progress	-
Parking Machines Asset Replacement Program									
Parking Infrastructure Renewal Program	212,575	-	180,385	(180,385)	26,012	206,397	Completed	9 - Completed (within budget)	
Furniture & Equipment Assets Total	**1,249,198**	**198,500**	**291,220**	**(92,720)**	**395,562**	**686,782**			
Plant & Equipment Assets									
Fleet Management Program									
P1276 - Toyota Corolla Hybrid Hatch	40,000	-	-	-	-	-	On track	3 - In planning	Future procurement
P1272 - Nissan Leaf BEV Hatch	50,000	-	-	-	-	-	On track	3 - In planning	Future procurement
P2210 - Nissan Navara Dual Cab	40,000	-	-	-	35,880	35,880	On track	5 - Procurement	-
P2207 - Nissan Navara Dual Cab	40,000	-	-	-	35,880	35,880	On track	5 - Procurement	-
P2203 - Nissan Navara King Cab Ttop	45,000	-	-	-	42,033	42,033	On track	5 - Procurement	-
P1264 - Toyota Camry	28,000	-	-	-	33,936	33,936	On track	5 - Procurement	-
P1267 - Toyota Camry Hybrid SL	45,000	-	-	-	-	-	On track	3 - In planning	Future procurement
P1275 - Toyota Corolla Hybrid Hatch	25,000	-	-	-	25,000	25,000	On track	5 - Procurement	-
P1274 - Nissan Leaf BEV Hatch	25,000	-	-	-	-	-	On track	3 - In planning	Future procurement
P1269 - Toyota Corolla Hybrid Hatch	25,000	-	-	-	25,000	25,000	On track	5 - Procurement	-
P1277 - Toyota Corolla Hybrid Hatch	25,000	-	-	-	25,000	25,000	On track	5 - Procurement	-
P1278 - Toyota Corolla Hybrid Sedan	25,000	-	-	-	25,000	25,000	On track	5 - Procurement	-
P1263 - Toyota Corolla Hybrid	40,000	-	-	-	25,000	25,000	On track	5 - Procurement	-
P2182 - Toyota Hilux Workmate Ttop	25,000	-	-	-	-	-	On track	3 - In planning	Future procurement
P2208 - Nissan Navara	40,000	-	-	-	64,558	64,558	On track	5 - Procurement	-
P2206 - Nissan Navara King Cab Ttop	40,000	-	-	-	42,033	42,033	On track	5 - Procurement	-
P2205 - Nissan Navara King Cab Ttop	40,000	-	-	-	42,033	42,033	On track	5 - Procurement	-
P2204 - Nissan Navara King Cab Ttop	40,000	-	-	-	42,033	42,033	On track	5 - Procurement	-
P2202 - Nissan Navara King Cab Ttop	40,000	-	-	-	42,033	42,033	On track	5 - Procurement	-
P2201 - Nissan Navara King Cab Ttop	40,000	-	-	-	42,033	42,033	On track	5 - Procurement	-
P1280 - Toyota Corolla Hybrid Sedan	25,000	-	27,789	(27,789)	-	27,789	Completed	10 - Completed (over budget)	
P1279 - Toyota Camry Hybrid SL	28,000	-	-	-	-	-	On track	3 - In planning	Future procurement
P2200 - VOLKSWAGEN Caddy Maxi TDI250	45,000	-	-	-	-	-	On track	3 - In planning	Future procurement
P1273 - Nissan Leaf BEV Hatch	50,000	-	-	-	-	-	On track	3 - In planning	Future procurement
P2209 - VW Caddy Maxi TDI250	40,000	-	-	-	-	-	On track	3 - In planning	Future procurement
P2171 - Toyota Corolla Hybrid Hatch	25,000	-	-	-	-	-	On track	3 - In planning	Future procurement
P2170 - Toyota Corolla Hybrid Hatch	25,000	-	-	-	-	-	On track	3 - In planning	Future procurement

CITY OF VINCENT

CITY OF VINCENT
NOTE 4 - CAPITAL WORKS SCHEDULE 2023/24
AS AT 30 SEPTEMBER 2023

WO Name	Original Budget 2024FY	YTD Budget	YTD Actual	YTD Variance	Commitment	TOTAL (YTD Actual + Commitment	Status	Stage	Managers' September 2023 Commentary (internal)
P2168 - Toyota Corolla Hybrid Hatch	25,000	-	-	-	25,000	25,000	On track	5 - Procurement	-
P1258 - Toyota Corolla Hybrid Hatch	23,500	-	-	-	34,430	34,430	On track	5 - Procurement	-
P2199 - Nissan Navara King Cab Ttop	40,000	-	35,880	(35,880)	-	35,880	Completed	9 - Completed (within budget)	-
P2190 - Mitsubishi Triton Ttop	40,000	-	-	-	42,033	42,033	On track	5 - Procurement	-
P2196 - Nissan Navara King Cab Ttop	40,000	-	-	-	42,033	42,033	On track	5 - Procurement	-
P2195 - Nissan Navara King Cab Ttop	40,000	-	-	-	42,033	42,033	On track	5 - Procurement	-
P2194 - Nissan Navara King Cab Ttop	40,000	-	-	-	42,033	42,033	On track	5 - Procurement	-
P2198 - Nissan Navara King Cab Ttop	40,000	-	-	-	64,558	64,558	On track	5 - Procurement	-
Major Plant Replacement Program									
Heavy Fleet Replacement Program	1,396,340	-	39,891	(39,891)	1,122,242	1,162,133	On track	5 - Procurement	3 out of 10 assets have been delivered
5 Tonne Rubbish Compactor Small Rear Loader	337,000	-	-	-	336,040	336,040	On track	8 - Final stages	Expected delivery May/June 2024
Artlets									
Artlets - Public Art - Sculpture	20,000	10,000	12,000	(2,000)	2,400	14,400	On track	7 - In progress	-
Plant & Equipment Assets Total	**2,997,840**	**10,000**	**115,560**	**(105,560)**	**2,300,255**	**2,415,815**			
Infrastructure Assets									
Robertson Park Development Plan - Stage 1									
Preliminaries	70,000	-	-	-	-	-	On track	2 - Scope being prepared	-
Tennis Centre - Multisport Courts resurfacing, fencing, floodlighting, entry zone, signage, and supporting landscape and drainage works	868,000	-	-	-	-	-	On track	2 - Scope being prepared	-
Parks Fencing Renewal Program									
Multicultural Gardens - renew perimeter fencing	20,000	-	-	-	18,620	18,620	On track	7 - In progress	Works commenced
Royal Park - renew volleyball court fencing	30,000	-	-	-	-	-	On track	6 - In external / stakeholder consultation	Quotes being sought for agreed style
Parks Irrigation Upgrade &Renewal Program									
Sutherland St - renew irrigation, groundwater bore and electrical cabinet	75,000	-	-	-	27,192	27,192	On track	2 - Scope being prepared	In design phase
Axford Park - renew in-ground irrigation system and electrical cabinet	80,000	-	-	-	30,749	30,749	On track	2 - Scope being prepared	In design phase
Keith Frame Res - renew ground irrigation system and electrical cubicle and bore renewal	145,000	-	-	-	24,769	24,769	On track	1 - Not started	To commence
Charles Veryard - renew in-ground irrigation system and electrical cabinet	250,000	-	3,950	(3,950)	274,727	278,677	On track	5 - Procurement	RFQ evaluation 29/10
Forrest Park - renew groundwater bore	45,000	-	-	-	-	-	On track	1 - Not started	To commence
Britannia Reserve - renew groundwater bore (south) No 40	45,000	-	-	-	-	-	On track	1 - Not started	To commence
Road Maintenance Programs – MRRG									
Annual MRRG Program - bgt to be split	119,963	-	-	-	18,774	18,774	On track	2 - Scope being prepared	-
MRRG - ANZAC Road (Sasse Av RAB)	63,136	-	-	-	14,587	14,587	On track	7 - In progress	Due for delivery in November 2023
MRRG - Brady St (A) - Powis St to Tasman	200,049	-	11,066	(11,066)	10,705	21,771	On track	7 - In progress	Due for delivery in November 2023
MRRG - Loftus St NB (A) - Leederville Pde to Vincent St	247,921	-	3,668	(3,668)	228,377	232,045	On track	8 - Final stages	Project completion in progress
MRRG - Loftus St SB (B) - Leederville Pde to Vincent St	310,500	-	6,196	(6,196)	270,181	276,377	On track	8 - Final stages	Project completion in progress
MRRG - Lord St - Harold St to Walcott St	168,431	-	4,867	(4,867)	113,699	118,566	On track	8 - Final stages	Project completion in progress
Fitzgerald St (2) - Newcastle to Carr	-	-	3,405	(3,405)	5,979	9,384	Completed	9 - Completed (within budget)	
Beaufort St (2) - Bulwer to Lincoln	-	-	9,555	(9,555)	8,472	18,026	Completed	10 - Completed (over budget)	
Road Maintenance Programs – Local Road Program									
Annual Local Roads Program - bgt to be split	1,633,933	-	-	-	-	-	On track	4 - In design	Approval to Construct Docs being Prep
LRP - Albert Street – Barnet Street to Charles Street	-	-	-	-	-	-	On track	4 - In design	Approval to Construct Docs being Prep
LRP - Amy Street - Lake Street to End	-	-	-	-	-	-	On track	4 - In design	Approval to Construct Docs being Prep
LRP - Barnert Street - Bourke Street to Barnet Place	-	-	-	-	-	-	On track	4 - In design	Approval to Construct Docs being Prep
LRP - Barnet Place - Barnet Street to Cul-De-Sac	-	-	-	-	-	-	On track	4 - In design	Approval to Construct Docs being Prep
LRP - Blake Street - Norham Street to Walcott Street	-	-	-	-	-	-	On track	4 - In design	Approval to Construct Docs being Prep

CITY OF VINCENT

CITY OF VINCENT
NOTE 4 - CAPITAL WORKS SCHEDULE 2023/24
AS AT 30 SEPTEMBER 2023

WO Name	Original Budget 2024FY	YTD Budget	YTD Actual	YTD Variance	Commitment	TOTAL (YTD Actual + Commitment	Status	Stage	Managers' September 2023 Commentary (internal)
LRP - Bondi Street - Cul-De-Sac to Matlock Street	-	-	-	-	-	-	On track	4 - In design	Approval to Construct Docs being Prep
LRP - Chamberlain Street - Loftus Street to Pennant Street	-	-	-	-	-	-	On track	4 - In design	Approval to Construct Docs being Prep
LRP - Dunedin Street - Woodstock Street to Scarborough Beach Road	-	-	-	-	-	-	On track	4 - In design	Approval to Construct Docs being Prep
LRP - Haley Avenue - Bruce Street to Richmond Street	-	-	-	-	-	-	On track	4 - In design	Approval to Construct Docs being Prep
LRP - Hardy Street - Howlett Street to Scarborough Beach Road	-	-	-	-	-	-	On track	4 - In design	Approval to Construct Docs being Prep
LRP - Howlett Street - Pennant Street to Charles Street	-	-	-	-	-	-	On track	4 - In design	Approval to Construct Docs being Prep
LRP - Kadina Street - Barnet Place to Charles Street	-	-	-	-	-	-	On track	4 - In design	Approval to Construct Docs being Prep
LRP - Macedonia Place - Albert Street to Cul-De-Sac	-	-	-	-	-	-	On track	4 - In design	Approval to Construct Docs being Prep
LRP - Melrose Street - Oxford Street to End	-	-	-	-	-	-	On track	4 - In design	Approval to Construct Docs being Prep
LRP - Pennant Street - Kadina Street to Scarborough Beach Road	-	-	-	-	-	-	On track	4 - In design	Approval to Construct Docs being Prep
LRP - Richmond Street - Oxford Street to Leicester Street	-	-	-	-	-	-	On track	4 - In design	Approval to Construct Docs being Prep
LRP - Stuart Street - Fitzgerald Street to Lake Street	-	-	-	-	-	-	On track	4 - In design	Approval to Construct Docs being Prep
LRP - Tay Place - Albert Street to Kadina Street	-	-	-	-	-	-	On track	4 - In design	Approval to Construct Docs being Prep
LRP - The Boulevard - Britannia Road to Anzac Road	-	-	-	-	-	-	On track	4 - In design	Approval to Construct Docs being Prep
LRP - View Street to Alma Road	-	-	-	-	-	-	On track	4 - In design	Approval to Construct Docs being Prep
LRP - Stamford Street – Melrose Street to Freeway off Ramp	-	-	-	-	-	-	On track	4 - In design	Approval to Construct Docs being Prep
Guildford Rd - Walcott to East Parade	-	-	11,506	(11,506)	19,132	30,637	Completed	9 - Completed (within budget)	
Parks Greening Plan Program									
Greening program - Robertson Park	50,000	-	-	-	-	-	On track	7 - In progress	-
Greening plan	261,550	40,000	19,711	20,289	56,848	76,559	On track	4 - In design	-
Traffic Management Improvements						-			
Britannia Road Improvements	40,000	-	-	-	-	-	On track	4 - In design	-
Minor Traffic Management Improvements	124,339	-	1,700	(1,700)	8,733	10,433	On track	7 - In progress	-
Harold and Lord St Intersection	22,850	-	-	-	-	-	On track	1 - Not started	To be used for Traffic Modelling.
Alma/Claverton Local Area Traffic Management	-	-	421	(421)	50,532	50,953	Completed	10 - Completed (over budget)	
Parks Playground / Exercise Equipment Upgrade & Renewal Program									
Weld Square - replace basketball backboards	10,000	-	-	-	-	-	On track	1 - Not started	To commence
Kyilla Park - soft fall replacement	60,000	-	-	-	59,200	59,200	On track	7 - In progress	Installation in November
Braithwaite Park - playground and soft fall replac (south)	150,000	-	110	(110)	950	1,060	On track	2 - Scope being prepared	Consultation underway
Ellesmere/Matlock St Res - repl playground soft fall	10,000	-	-	-	-	-	On track	7 - In progress	Installation in November
Menzies Park - replace playground soft fall	50,000	-	-	-	55,700	55,700	On track	7 - In progress	Installation in November
Ellesmere Street Reserve - replace playground soft fall	80,000	-	-	-	68,540	68,540	On track	7 - In progress	Installation in November
Ellesmere Street Reserve - replace playground shade sails	18,000	-	-	-	13,875	13,875	On track	5 - Procurement	Quotes being sought
Cricket Wicket Renewal Program	25,000	25,000	-	25,000	23,140	23,140	On track	8 - Final stages	1/2 done and will be finished end of September
Parks Infrastructure Upgrade & Renewal Program									
Smith`s Lake - resurfacing of boardwalk	25,000	25,000	-	25,000	19,427	19,427	On track	5 - Procurement	Procurement completed
Street / POS furniture renewal - Town Centres	5,000	-	-	-	3,837	3,837	On track	1 - Not started	-
Hyde Street Reserve - replace Gazebo	10,000	-	-	-	4,920	4,920	On track	5 - Procurement	Procurement completed
Parks Infrastructure Upgrade & Renewal - BBQ provision	45,000	35,000	33,872	1,128	-	33,872	Completed	9 - Completed (within budget)	
Hyde Park - Renewal of path lighting poles	-	-	75,910	(75,910)	-	75,910	Completed	9 - Completed (within budget)	
Accessible City Strategy Implementation Program									
Wayfinding Implementation Plan - Stage 1	198,000	40,000	10,700	29,300	61,232	71,932	On track	5 - Procurement	-
Gully Soak-well and Minor Drainage Improvement Program									
Mt Hawthorn West Drain Improv – Stage 1	40,000	-	-	-	40,000	40,000	On track	7 - In progress	-
Gully Soak Well Program	134,710	-	8,527	(8,527)	1,415	9,943	On track	7 - In progress	-
Minor Drainage Improvement Program	639,838	-	4,739	(4,739)	281,954	286,694	On track	7 - In progress	-

CITY OF VINCENT

CITY OF VINCENT
NOTE 4 - CAPITAL WORKS SCHEDULE 2023/24
AS AT 30 SEPTEMBER 2023

WO Name	Original Budget 2024FY	YTD Budget	YTD Actual	YTD Variance	Commitment	TOTAL (YTD Actual + Commitment	Status	Stage	Managers' September 2023 Commentary (internal)
Road Maintenance Programs – State Black Spot									
State Black Spot Programs scheduled annually	80,000	-	-	-	-	-	On track	4 - In design	Money for 'Blackspot - Brady Street & Tasman Street"
Blackspot - Fitzgerald/Lawley, West Perth	74,940	-	9,576	(9,576)	2,756	12,332	On track	8 - Final stages	-
Blackspot - Fitzgerald/Forrest, North Perth	36,690	-	-	-	1,734	1,734	On track	6 - In external / stakeholder consultation	-
Blackspot - Broome/Wright, Highgate	248,400	-	-	-	15,794	15,794	On track	4 - In design	-
Blackspot - Intersection of Beaufort and Harold Street	150,000	-	-	-	-	-	Cancelled	1 - Not started	Funds to be returned to MRWA
Blackspot - Brady Street & Tasman Street	-	-	-	-	-	-	On track	4 - In design	
William/Forrest - instal traffic island on eastern leg of Forrest St and provide additional STOP sign	-	-	854	(854)	-	854	Completed	9 - Completed (within budget)	
Road Maintenance Programs – Roads to Recovery									
Annual Roads to Recovery Program - bgt to be split	233,740	-	-	-	-	-	On track	4 - In design	-
R2R - Brentham Street - Egina and Raglan	-	-	-	-	-	-	On track	4 - In design	
R2R - Egina Street - Scarborough Beach Road to Berryman Street	-	-	-	-	-	-	On track	4 - In design	
Car Parking Upgrade/RenewalProgram									
Accessibility audits and proposed project implementation	50,000	-	-	-	-	-	On track	2 - Scope being prepared	-
Macedonia Place Car Park	50,000	-	39,695	(39,695)	-	39,695	On track	8 - Final stages	
ASeTTS Car Park - 286 Beaufort Street	20,000	-	-	-	-	-	On track	4 - In design	-
Access and Inclusion (DAIP) – ACROD Parking Improve Program	60,000	-	-	-	-	-	On track	7 - In progress	-
Minor Capital Improv of City Car Parks (General Provision)	37,000	-	4,948	(4,948)	8,251	13,200	On track	4 - In design	-
Public Open Space Strategy Implementation Plan									
Birdwood Square - Public Toilets	294,000	-	-	-	-	-	On track	2 - Scope being prepared	-
Public Open Space Strategy Implementation	30,000	5,000	1,750	3,250	-	1,750	On track	2 - Scope being prepared	-
Parks Lighting Renewal Program									
Lighting Renewal Program - General Provision	50,000	10,000	6,491	3,509	4,255	10,746	On track	2 - Scope being prepared	Les Lilleyman- procurement underway;minor works at Britannia completed
Community Safety Initiatives									
Laneway Lighting Program	120,000	-	7,950	(7,950)	15,930	23,880	On track	5 - Procurement	-
Banks Reserve Master Plan Implementation									
Walter`s Brook Crossing	200,000	-	-	-	9,756	9,756	On track	2 - Scope being prepared	-
Footpath Upgrade and Renewal Program									
Footpath Upgrade and Renewal Program	269,682	-	7	(7)	-	7	On track	4 - In design	-
Haynes Street Reserve Development Plan Implementation									
Haynes St Reserve Development Plan 1 & 2	147,841	47,841	130	47,711	15,669	15,800	On track	7 - In progress	-
Rights of Way Rehabilitation Program									
Rights of Way Rehab Program	173,000	-	111,683	(111,683)	96,217	207,899	On track	8 - Final stages	-
Parks Eco-Zoning Program									
Jack Marks Reserve - Eco-zoning	10,000	-	-	-	-	-	On track	4 - In design	Waiting to confirm roundabout design
Blackford Street Reserve - Eco-zoning	10,000	-	-	-	-	-	On track	4 - In design	-
Monmouth Street	8,136	-	-	-	-	-	On track	6 - In external / stakeholder consultation	-
Charles Veryard Reserve - Eco-zoning	-	-	1,404	(1,404)	4,441	5,845	Completed	10 - Completed (over budget)	

CITY OF VINCENT

CITY OF VINCENT
NOTE 4 - CAPITAL WORKS SCHEDULE 2023/24
AS AT 30 SEPTEMBER 2023

WO Name	Original Budget 2024FY	YTD Budget	YTD Actual	YTD Variance	Commitment	TOTAL (YTD Actual + Commitment	Status	Stage	Managers' September 2023 Commentary (internal)
Parks Pathways Renewal Program									
Redfern/Norham St Res - re-asphalt existing bitumen pathways	5,000	-	-	-	-	-	On track	1 - Not started	-
Tony Di Scerni Pathway - re-asphalt existing bitumen pathways	100,000	50,000	5,826	44,174	15,004	20,830	On track	7 - In progress	-
Car Parking Upgrade/Renewal Program									
HBF Stadium Car Park	49,250	-	-	-	-	-	On track	4 - In design	-
Bus Shelter Replacement and Renewal Program									
Bus Shelters - Replace & Upgrade	86,651	-	19,552	(19,552)	-	19,552	On track	4 - In design	-
Parks Playground / Exercise Equipment Upgrade & Renewal Program									
Ivy Park - upgrade/repl playground equipment	89,934	89,934	187	89,747	90,000	90,187	Completed	8 - Final stages	Awaiting invoice
Lynton St Res - Renew/rep playground equipment	79,932	79,932	80,000	(68)	-	80,000	Completed	9 - Completed (within budget)	-
Charles Veryard Res - Replacl playground	59,904	59,904	-	59,904	-	-	Completed	8 - Final stages	Awaiting invoice
Street Lighting Renewal Program									
Beaufort St - Art Deco Median Lighting Renewal	127,000	-	-	-	-	-	On track	1 - Not started	Asset Team to orginise an asset pick up and prioritiisation for lighting renewal.
Street Lighting Upgrade Program	91,843	-	-	-	1,208	1,208	On track	1 - Not started	Asset Team to orginise an asset pick up and prioritiisation for lighting renewal.
Skate Space at Britannia Reserve									
Mt Hawt Skate Park - Youth Skate Facility (Election Commitment)	311,353	60,000	-	60,000	315,776	315,776	On track	5 - Procurement	-
North Perth Town Centre Place Plan									
Tree Up Lighting	60,000	-	-	-	-	-	On track	3 - In planning	-
Bicycle Network									
Bicycle Network - Travel Smart Actions	10,500	-	-	-	-	-	On track	2 - Scope being prepared	-
Bicycle Network	150,000	-	-	-	-	-	On track	4 - In design	-
Infrastructure Assets Total	**9,946,016**	**567,611**	**499,955**	**67,656**	**2,413,055**	**2,913,010**			
Grand Total	**19,131,500**	**1,596,310**	**1,282,486**	**313,824**	**6,550,346**	**7,832,832**			

Summary	Original Budget	YTD Budget	YTD Actual	Remaining Budget
	$	$	$	%
Land and Buildings	4,938,446	820,199	375,751	92.39%
Furniture and Equipment	1,249,198	198,500	291,220	76.69%
Plant and Equipment	2,997,840	10,000	115,560	96.15%
Infrastructure Assets	9,946,016	567,611	499,955	94.97%
Total	**19,131,500**	**1,596,310**	**1,282,486**	**93.30%**

Funding	Original Budget	YTD Budget	YTD Actual	Remaining Budget
	$	$	$	%
Own Source Funding - Municipal	8,562,929	112,804	593,772	93.1%
Cash Backed Reserves	5,934,019	1,483,506	482,829	91.9%
Capital Grants, Contributions and Loans	3,703,747	-	205,885	94.4%
Other (Disposals/Trade In)	930,805	-	-	100.0%
Total	**19,131,500**	**1,596,310**	**1,282,486**	**93.30%**

CITY OF VINCENT

CITY OF VINCENT
NOTE 5 - CASH BACKED RESERVES
AS AT 30 SEPTEMBER 2023

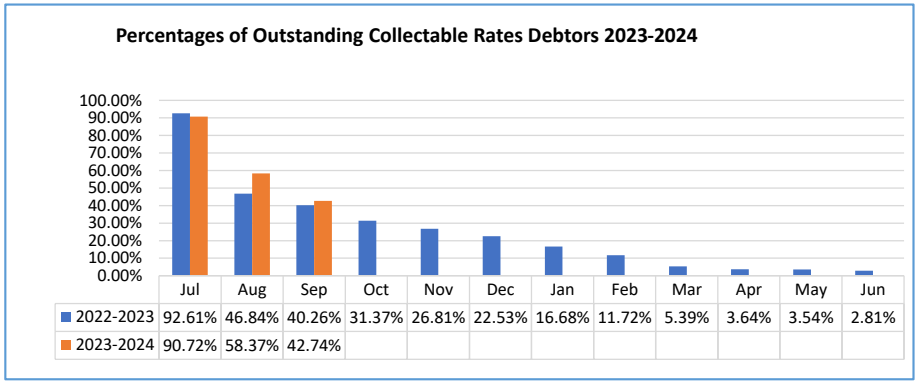
Reserve Particulars	Budget Opening Balance 01/07/2023	Actual Opening Balance 01/07/2023	Budget Transfers to Reserve 30/09/2023	YTD Actual Transfers to Reserve 30/09/2023	Budget Interest Earned 30/09/2023	YTD Actual Interest Earned 30/09/2023	Budget Transfers from Reserve 30/09/2023	YTD Actual Transfers from Reserve 30/09/2023	Budget Closing Balance 30/09/2023	Actual Closing Balance 30/09/2023
	$	$	$	$	$	$	$	$	$	$
Asset Sustainability Reserve	7,368,624	7,263,661	838,584	1,370,644	31,269	69,877	(1,118,127)	(400,500)	7,120,350	8,303,682
Beatty Park Leisure Centre Reserve	308,340	251,425	0	0	1,116	2,494	(21,249)	(2,593)	288,207	251,326
Cash in Lieu Parking Reserve	1,200,761	1,278,592	3,945	0	2,190	4,894	(194,625)	(54,853)	1,012,271	1,228,633
Hyde Park Lake Reserve	165,950	165,950	0	0	831	1,857	0	0	166,781	167,807
Land and Building Acquisition Reserve	307,816	307,816	0	0	1,539	3,439	0	0	309,355	311,255
Leederville Oval Reserve	71,705	71,705	0	0	360	805	0	0	72,065	72,510
Loftus Community Centre Reserve	141,125	142,550	0	0	705	1,575	0	0	141,830	144,125
Loftus Recreation Centre Reserve	232,511	244,631	16,260	16,898	1,488	3,325	0	0	250,259	264,854
Office Building Reserve - 246 Vincent Street	212,455	205,855	0	0	1,062	2,373	0	0	213,517	208,228
Parking Facility Reserve	109,375	109,375	0	0	546	1,220	0	0	109,921	110,595
Percentage For Public Art Reserve	268,947	284,947	0	0	234	523	(55,500)	(24,753)	213,681	260,717
Plant and Equipment Reserve	131	131	0	0	0	0	0	0	131	131
POS reserve - General	652,650	744,726	199,998	782,195	7,029	15,708	(11,961)	0	847,716	1,542,630
POS reserve - Haynes Street	88,049	88,604	10,128	10,129	144	322	(24,999)	(130)	73,322	98,925
State Gymnastics Centre Reserve	129,617	115,922	3,225	3,248	714	1,596	0	0	133,556	120,766
Strategic Waste Management Reserve	30,089	30,089	57,531	228,176	1,302	2,910	0	0	88,922	261,175
Tamala Park Land Sales Reserve	3,273,250	3,271,415	416,667	0	24,714	55,229	0	0	3,714,631	3,326,644
Underground Power Reserve	2,448,925	2,433,151	0	0	12,252	27,380	0	0	2,461,177	2,460,530
Waste Management Plant and Equipment Reserve	228,176	228,176	0	0	0	0	(57,045)	(228,176)	171,131	0
	17,238,497	**17,238,721**	**1,546,338**	**2,411,290**	**87,495**	**195,527**	**(1,483,506)**	**(711,005)**	**17,388,824**	**19,134,533**

CITY OF VINCENT
NOTE 6 - RECEIVABLES (RATING & OTHER DEBTORS)
FOR THE MONTH ENDED 30 SEPTEMBER 2023

CITY OF VINCENT

Rates Outstanding

	Total
Balance from Previous Year	623,048
Rates Levied - Initial	42,045,635
Rates Levied - Interims	23,750
Rates Waived	0
Non Payment Penalties	389,975
Other Rates Revenue	178,318
Total Rates Collectable	**43,260,726**
Outstanding Rates	18,487,738
ESL Debtors	942,664
Pensioner Rebates Not Yet Claimed	721,131
ESL Rebates Not Yet Claimed	175,962
Deferred Rates Debtors	(142,199)
Current Rates Outstanding	**20,185,296**



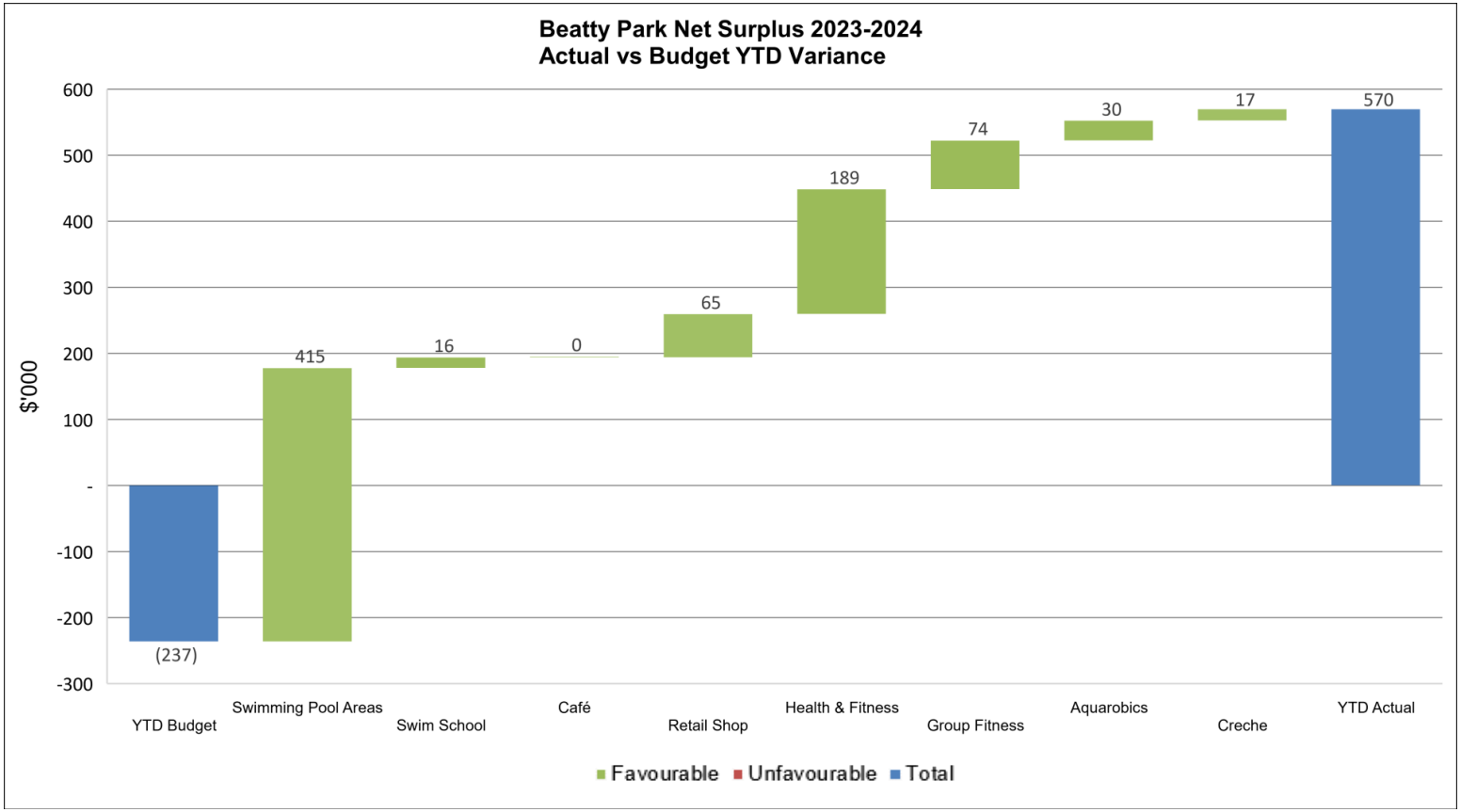
Receivable - Other Debtors

DESCRIPTION	30 Days	60 Days	90 Days	OVER 90 DAYS	BALANCE
	$	$	$	$	$
DEBTOR CONTROL - HEALTH LICENCES	(26,656)	3,686	(1,256)	138,975	114,749
DEBTOR CONTROL - CASH IN LIEU CAR PARKING	0	0	0	192,402	192,402
DEBTOR CONTROL - PROPERTY INCOME	57,701	6,525	0	5,729	69,956
DEBTOR CONTROL - RECOVERABLE WORKS	1,325	0	0	930	2,254
DEBTOR CONTROL - OTHER	30,119	1,748	600,000	80,967	712,833
DEBTOR CONTROL - PLANNING SERVICES FEES	112	986	0	287	1,385
DEBTOR CONTROL - GST	(131,140)	12,779	(134,473)	252,832	(2)
DEBTOR CONTROL - INFRINGEMENT	166,260	110,026	70,773	827,496	1,174,556
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 30/09/2023	**97,721**	**135,751**	**535,044**	**1,062,049**	**1,830,564**
	5.3%	**7.4%**	**29.2%**	**58.0%**	**100.0%**
ACCRUED INCOME					138,931
ACCRUED INTEREST					649,371
PREPAYMENTS					1,659,322
TOTAL TRADE AND OTHER RECEIVABLES					**4,278,187**

CITY OF VINCENT

CITY OF VINCENT
NOTE 7 - BEATTY PARK LEISURE CENTRE FINANCIAL POSITION
AS AT 30 SEPTEMBER 2023

	Original Budget 2023/24 $	YTD Budget Sep-23 $	YTD Actuals Sep-23 $	YTD Actuals Sep-22 $	Month Actuals Sep-23 $	Month Actuals Sep-22 $
ADMINISTRATION						
Revenue	0	0	(0)	(150,195)	(74,805)	(68,131)
Expenditure	0	0	0	150,195	74,805	64,968
Surplus/(Deficit)	**0**	**0**	**(0)**	**0**	**0**	**(3,163)**
SWIMMING POOLS AREA						
Revenue	2,550,517	524,645	666,671	562,409	254,300	212,806
Expenditure	(4,669,839)	(1,123,887)	(851,403)	(810,510)	(261,881)	(281,069)
Surplus/(Deficit)	**(2,119,322)**	**(599,242)**	**(184,732)**	**(248,101)**	**(7,581)**	**(68,263)**
SWIM SCHOOL						
Revenue	2,038,129	571,311	637,174	555,978	207,498	223,199
Expenditure	(1,464,155)	(339,770)	(389,626)	(292,131)	(127,650)	(94,387)
Surplus/(Deficit)	**573,974**	**231,541**	**247,548**	**263,847**	**79,848**	**128,812**
CAFÉ						
Revenue	0	0	0	0	0	0
Expenditure	0	0	0	(0)	(0)	(0)
Surplus/(Deficit)	**0**	**0**	**0**	**(0)**	**(0)**	**(0)**
RETAIL SHOP						
Revenue	726,402	129,340	146,385	127,302	54,144	53,388
Expenditure	(588,477)	(120,926)	(72,554)	(84,868)	(38,069)	(30,792)
Surplus/(Deficit)	**137,925**	**8,414**	**73,831**	**42,434**	**16,075**	**22,595**
HEALTH & FITNESS						
Revenue	2,109,626	512,879	661,436	541,538	220,100	187,128
Expenditure	(1,408,461)	(342,110)	(301,435)	(276,143)	(111,520)	(93,875)
Surplus/(Deficit)	**701,165**	**170,769**	**360,001**	**265,396**	**108,580**	**93,252**
GROUP FITNESS						
Revenue	746,431	182,299	227,546	190,086	75,994	64,522
Expenditure	(726,034)	(181,015)	(152,517)	(143,827)	(48,553)	(46,751)
Surplus/(Deficit)	**20,397**	**1,284**	**75,029**	**46,259**	**27,441**	**17,772**
AQUAROBICS						
Revenue	300,112	72,937	90,534	76,303	30,102	25,935
Expenditure	(222,042)	(52,279)	(39,911)	(39,553)	(12,010)	(14,011)
Surplus/(Deficit)	**78,070**	**20,658**	**50,623**	**36,750**	**18,092**	**11,924**
CRECHE						
Revenue	79,938	19,303	25,618	19,965	8,421	6,593
Expenditure	(377,494)	(89,283)	(78,271)	(58,334)	(24,763)	(20,648)
Surplus/(Deficit)	**(297,556)**	**(69,980)**	**(52,653)**	**(38,369)**	(16,341)	(14,055)
Net Surplus/(Deficit)	**(905,347)**	**(236,556)**	**569,647**	**368,215**	**226,113**	**188,874**
Less: Depreciation	(1,446,544)	(361,635)	0	0	**0**	0
Surplus/(Deficit)	**541,197**	**125,079**	**569,647**	**368,215**	**226,113**	**188,874**


Beatty Park Net Surplus 2023-2024
Actual vs Budget YTD Variance
$'000
600
500
400
300
200
100
-
-100
-200
-300
(237)
415
16
0
65
189
74
30
17
570
YTD Budget
Swimming Pool Areas
Swim School
Café
Retail Shop
Health & Fitness
Group Fitness
Aquarobics
Creche
YTD Actual
Favourable
Unfavourable
Total

11.2 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 01 SEPTEMBER 2023 TO 30 SEPTEMBER 2023

Attachments:
1. **Sept 2023 Payment by EFT and Payroll**
2. **Sept 2023 Payments by Direct Debit**
3. **Sept 2023 Payments by Cheques**

RECOMMENDATION:

That Council RECEIVES the list of accounts paid under delegated authority for the period 1 September 2023 to 30 September 2023 as detailed in Attachments 1, 2 and 3 as summarised below:

EFT payments, including payroll	$7,591,415.94
Cheques	$240.30
Direct debits, including credit cards	$160,440.49
Total payments for September 2023	**$7,752,096.73**

PURPOSE OF REPORT:

To present to Council the list of expenditure and accounts paid for the period 1 September 2023 to 30 September 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 September 2023 to 30 September 2023, covers the following:

FUND	CHEQUE NUMBERS/ BATCH NUMBER	AMOUNT
Municipal Account (Attachment 1, 2 and 3)		
EFT Payments	**2979-2989**	**$6,084,094.79**
Payroll by Direct Credit	**September 2023**	**$1,507,321.15**
Sub Total		**$7,591,415.94**
Cheques		
Cheques		$240.30
Sub Total		**$240.30**

Direct Debits (including Credit Cards)

Lease Fees	$395.83
Loan Repayments	$78,434.41
Bank Charges – CBA	$52,740.69
Super contractors	$3,427.26
Credit Cards	$25,442.30
Sub Total	**$160,440.49**
Total Payments	**$7,752,096.73**

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.

Authorisation of Expenditure for the Period
01/09/2023 to 30/09/2023

Date	Payee	Description	Amount
08/09/2023	A Austin	Fitness instructor fees	$ 522.00
21/09/2023	A C Pearn	Rates Refund	$ 1,256.10
08/09/2023	A Dinelli	Part refund of Beatty Park Leisure Center fees	$ 266.48
08/09/2023	A Fink	Fitness Instructor fees	$ 530.55
08/09/2023	A G DreyerPixelcase Group Pty Ltd	Aero Ranger ALPR Hardware vehicle kits - August 23 & September 23	$ 4,800.24
21/09/2023	A J McKeown	Part refund of Beatty Park Leisure Center fees	$ 231.68
08/09/2023	A Krzywoszyja	Rebate for reusable sanitary product purchase	$ 50.00
08/09/2023	A L White	Rates Refund	$ 816.10
08/09/2023	A McCrackan	Part refund of Beatty Park Leisure Center fees	$ 1,080.00
08/09/2023	A Messenger	Public Speaking Services	$ 100.00
08/09/2023	A S Crook	Part refund of Beatty Park Leisure Center fees	$ 915.31
21/09/2023	A Stoichev	Refund of infrastructure bond	$ 275.00
04/09/2023	A&E Wilmot Superfund	Superannuation	$ 250.05
21/09/2023	Access Icon Pty Ltd	Supply of trafficable covers	$ 357.50
21/09/2023	ACEAM	Final invoice- Building Data & Long Term	$ 26,136.00
21/09/2023	ACON Health Ltd	Welcome Here Membership Fee	$ 45.00
08/09/2023	Acurix Networks Pty Ltd	Leederville wifi services - August 23	$ 1,419.00
08/09/2023	Addstyle Constructions Pty Ltd	Refund of infrastructure bond	$ 5,500.00
08/09/2023	Adelphi Apparel	Uniform supplies - Rangers	$ 44.00
21/09/2023	Adelphi Apparel	Uniform supplies - Rangers	$ 220.00
21/09/2023	Advanced Spatial Technologies Pty Ltd	AutoCAD Annual subscription including specialised tool set	$ 8,260.73
21/09/2023	Advanced Traffic Management (WA) Pty Ltd	Hire of 2 lightning towers for 5 days - September 23	$ 1,639.00
08/09/2023	Advancetag Pty Ltd	Label supplies -BPLC	$ 330.00
21/09/2023	Advancetag Pty Ltd	Label supplies	$ 192.50
08/09/2023	Agserv	Purchase anti cogulants	$ 330.00
08/09/2023	Alchemy Saunas Pty Ltd	Sauna monthly rental - August 23	$ 2,860.00
08/09/2023	Alinta Energy	Gas charges North Perth Town Hall	$ 170.90
21/09/2023	Alinta Energy	Gas charges - Royal Park Hall	$ 169.65
08/09/2023	Ampol Australia Petroleum Pty Ltd	Monthly charges for fuel and Oil - August 23	$ 30,928.07
08/09/2023	AMS Technology Group Pty Ltd	Air handling - Air con and plant room -BPLC August 23	$ 5,063.66
08/09/2023	Anna Cappelletta	Fitness instructor fees	$ 1,386.00
21/09/2023	Anna Cappelletta	Fitness instructor fees	$ 1,309.00
08/09/2023	APARC	Central management system, Ticketor enforcement, meter maintenance, sensors maintenance, software licensing and credit card test transactions	$ 290,959.87

	21/09/2023	APARC	Central management system, Ticketor enforcement, meter maintenance, sensors maintenance, software licensing and credit card test transactions	$	41,504.55
	08/09/2023	Aqueo Import & Distribution Pty Ltd	Merchandise - BPLC	$	3,525.72
	21/09/2023	Arbor Consulting	Arboricultiral assessment - Lawler and Marmion street	$	297.00
	08/09/2023	ARMA Group Holdings Pty Ltd	Debt collection recovery cost August 23	$	28.06
	21/09/2023	ARMA Group Holdings Pty Ltd	Debt Collection fee - August 23	$	223.56
	21/09/2023	Art Jam WA	Adult Services Program - Weaving Wellness 16 september 23	$	660.00
	21/09/2023	Asphaltech Pty Ltd	Asphalt supplies - various locations	$	43,664.76
	21/09/2023	Atom Supply	Broom complete yard	$	525.23
	21/09/2023	Aussie Gold	Uniforms - Parks	$	1,709.40
	21/09/2023	Australasian Conference Association Ltd	Rates Refund	$	2,006.83
	21/09/2023	Australia Post (Agency Commission)	Commission charges August 23	$	3,739.27
	08/09/2023	Australian HVAC Services Pty Ltd	Air-conditioning maintenance - Subiaco Football Club	$	9,273.00
	21/09/2023	Australian HVAC Services Pty Ltd	Airconditioning maintenance - BPLC	$	2,992.00
	08/09/2023	Australian Institute of Management	Staff Training - Women in Leadership	$	1,894.00
	18/09/2023	Australian Services Union	Payroll Deduction	$	185.50
	19/09/2023	Australian Services Union	Payroll Deduction	$	185.50
	29/09/2023	Australian Services Union	Payroll Deduction	$	185.50
	14/09/2023	Australian Taxation Office	Payroll Deduction	$	229,638.00
	19/09/2023	Australian Taxation Office	Payroll Deduction	$	241,980.00
	29/09/2023	Australian Taxation Office	Payroll Deduction	$	239,302.00
	08/09/2023	Award Contracting	Locating services Banks Reserve	$	2,717.00
	21/09/2023	Award Contracting	Hyde Park excavation services 28 Aug 23	$	1,463.00
	08/09/2023	B A Rogers	Refund animal registration	$	150.00
	21/09/2023	B Fuessel	Part refund of Beatty Park Leisure Center fees	$	138.53
	21/09/2023	Baileys Fertilisers	Fertiliser supplies	$	12,216.60
	21/09/2023	Balcatta Mowers & Chainsaws Pty Ltd	Supply of gardening equipment	$	933.00
	21/09/2023	Bamboo Catering Pty Ltd	Food catering 04 August 23	$	356.36
	08/09/2023	BCITF Building & Construction Industry Training	Levy collection Aug 23	$	6,378.33
	21/09/2023	Beatty Park Physiotherapy Pty Ltd	Pilates Classes - August 2023	$	900.00
	21/09/2023	Bing Technologies Pty Ltd	Printing and photocopying - 15 August 23 to 31 August 23	$	14,868.22
	08/09/2023	Blackwoods	Hardware supplies	$	890.33
	21/09/2023	Blackwoods	Hardware Supplies	$	2,541.49
	21/09/2023	Blue Print Screen Art	Printing services - BPLC	$	165.00
	08/09/2023	BOC Limited	Medical oxygen supplies	$	588.28
	21/09/2023	BOC Limited	Medical oxygen supplies	$	110.04
	21/09/2023	Boomering	Loftus Recreation Maintenance - replace cables and service winces to basketball blackboards	$	9,250.00

	08/09/2023	Boral Construction Materials Group Limited	Concrete supplies	$	810.68
	21/09/2023	Bridgestone Australia Ltd	Supply and fit tyre	$	176.88
	08/09/2023	Briskleen Supplies Pty Ltd	Supply Toiletry and Cleaning Supplies BPLC	$	3,396.61
	21/09/2023	Briskleen Supplies Pty Ltd	Toiletry and cleaning products - BPLC	$	3,514.19
	08/09/2023	Bucher Municipal Pty Ltd	Plant repairs and maintenance	$	387.59
	08/09/2023	Bunnings Trade	Hardware Supplies	$	762.35
	21/09/2023	Bunnings Trade	Hardware Supplies	$	682.88
	08/09/2023	C A Hough	Refund of infrastructure bond	$	3,000.00
	21/09/2023	C Beasley	Fitness instructor fees	$	124.00
	08/09/2023	C Kosick	Reimbursement of expenses -Milk, spotify & bean bags - BPLC	$	100.50
	21/09/2023	C Kosick	Reimbursement for BPLC expenses	$	275.90
	08/09/2023	C L Rowell	Rebate for reusable sanitary product purchase	$	50.00
	08/09/2023	C Lockett	Part refund of Beatty Park Leisure Center fees	$	47.94
	08/09/2023	C Murray	Rebate for reusable sanitary product purchase	$	47.05
	21/09/2023	C Pendlebury	Refund of infrastructure bond	$	275.00
	21/09/2023	C S Brown	Part refund of Beatty Park Leisure Center fees	$	462.29
	08/09/2023	C Tate-Robertson	Rebate for reusable sanitary product purchase	$	50.00
	21/09/2023	Catalina Regional Council	Account for GST payable and receiveable August 23	$	19,019.73
	21/09/2023	Cherry's Catering	Catering services - Compassionate Communities	$	820.00
	08/09/2023	Choiceone Pty Ltd	Temporary staff - Parks	$	26,342.43
	21/09/2023	Choiceone Pty Ltd	Temporary staff - Various departments	$	24,136.55
	08/09/2023	City of Fremantle	Payment for long service leave	$	4,209.51
	21/09/2023	City Of Perth	BA archive retrievals	$	120.57
	21/09/2023	City of Stirling	Rates Payment -1 Linwood Court for FY 2023-24	$	24,549.23
	18/09/2023	City of Vincent	Payroll Deduction	$	716.01
	19/09/2023	City of Vincent	Payroll Deduction	$	727.33
	29/09/2023	City of Vincent	Payroll Deduction	$	795.90
	18/09/2023	City of Vincent Staff Social Club	Payroll Deduction	$	438.40
	19/09/2023	City of Vincent Staff Social Club	Payroll Deduction	$	443.00
	29/09/2023	City of Vincent Staff Social Club	Payroll Deduction	$	440.88
	21/09/2023	Civica Pty Limited	Rates on demand consulting service -August 23	$	808.50
	21/09/2023	Civil Sciences and Engineering Pty Ltd	Engineering services - Brady Street/Anzac Road	$	1,375.00
	08/09/2023	Cleaver Street & Co	Town Centre Planning Frameworks Meeting	$	44.30
	08/09/2023	Cobblestone Concrete Pty Ltd	Concrete path repairs - Vincent street,Federation street, Egina Street,	$	26,463.60
	21/09/2023	Commercial Aquatics Australia	Water Treatment at BPLC and maintenance services	$	836.00
	08/09/2023	Compu-Stor	Records digitisation and off-site storage	$	230.08
	21/09/2023	Container Traders	Supply of shipping containers	$	3,300.00

	08/09/2023	Contraflow Pty Ltd	Traffic management services - various locations	$	16,567.01
	21/09/2023	Contraflow Pty Ltd	Traffic management services - Burgess Street	$	1,364.00
	15/09/2023	Cr A Castle	Council meeting fee September 23	$	2,074.01
	15/09/2023	Cr Ashley Wallace	Council meeting fee September 23	$	2,074.01
	15/09/2023	Cr D Loden	Council meeting fee September 23	$	2,074.01
	15/09/2023	Cr J Hallett	Council meeting fee September 23	$	2,074.01
	15/09/2023	Cr Ron Alexander	Council meeting fee September 23	$	2,074.01
	15/09/2023	Cr Ross Ioppolo	Council meeting fee September 23	$	2,074.01
	15/09/2023	Cr S Gontaszewski	Council meeting fee September 23	$	3,487.96
	15/09/2023	Cr Suzanne Worner	Council meeting fee September 23	$	2,074.01
	21/09/2023	D Dama	Fitness instructor fees	$	58.00
	08/09/2023	D Morrissy	Reimbursement - renewal of Beatty Park name & whistles	$	242.18
	21/09/2023	D N Khaze	Part refund of Beatty Park Leisure Center fees	$	51.13
	21/09/2023	D P Sheridan	Rates Refund	$	202.73
	08/09/2023	D T Mai	Rebate for reusable sanitary product purchase	$	50.00
	21/09/2023	David Gray & Co Pty Ltd	Supply of green bins	$	488.57
	21/09/2023	Department of Biodiversity, Conservation and Attractions	Project fund HCWA Claim 2 for Banks Reserve	$	11,000.00
	21/09/2023	Department of Communities	Rates Refund	$	5,642.70
	08/09/2023	Department of Fire and Emergency Services (DFES)	Emergency services levy - 1st Qtr FY 2023-2024	$	2,375,854.31
	21/09/2023	Department of Mines, Industry Regulation and Safety	Building services levy collection fee August 23	$	14,285.96
	18/09/2023	Department of Social Services	Payroll Deduction	$	798.48
	19/09/2023	Department of Social Services	Payroll Deduction	$	813.62
	29/09/2023	Department of Social Services	Payroll Deduction	$	849.16
	21/09/2023	Design Right Pty Ltd	Design Review Panel Meeting	$	1,375.00
	08/09/2023	Devco Builders	Maintenance and repairs - various locations	$	2,838.87
	08/09/2023	Devco Builders	Maintenance and repairs - Admin building reception	$	19,091.38
	21/09/2023	Devco Builders	Manitenance and repairs - various locations	$	23,741.52
	21/09/2023	DGL Ausblue Pty Ltd	Supply of Adblue	$	1,544.40
	08/09/2023	Diabolik Books	Book voucher for winner Debating competion	$	50.00
	08/09/2023	Diversity Cleaning Services Pty Ltd	Pest Management - BPLC & North Perth	$	330.00
	21/09/2023	DNX Energy Pty Ltd	Supply & install Solar PV - DLGSC Final	$	39,468.00
	21/09/2023	Dominic Snellgrove	Design Review Panel Meeting	$	400.00
	21/09/2023	Domus Nursery	Supplies of Plants	$	1,831.94
	21/09/2023	Donegan Enterprises Pty Ltd	Playground repair and maintenance Haynes st, Baithwaite and Banks reserve	$	495.00
	21/09/2023	Dushong Art	City of vincent sites photography	$	1,500.00
	08/09/2023	E Souti	Refund of planning application fee	$	73.50
	18/09/2023	Easi Group	Payroll Deduction	$	4,838.72

	19/09/2023	Easi Group	Payroll Deduction	$	4,892.78
	29/09/2023	Easi Group	Payroll Deduction	$	4,892.78
	21/09/2023	Eclipse Soils Pty Ltd	Supply of mulch	$	9,042.00
	21/09/2023	Ed Art Supplies	Library supplies	$	118.36
	21/09/2023	Emilia Jayne Hawcroft	Gratuity payment for assisting to youth	$	150.00
	21/09/2023	Enigin Partners Pty Ltd	Energy monitoring service - Depot Febuary 23 to July 23	$	2,150.04
	21/09/2023	Enviroblast Cannington	Pressure cleaning services	$	1,663.50
	08/09/2023	EOS Electrical	Electrical Services - Britannia Park	$	9,463.04
	21/09/2023	EOS Electrical	Electrical Services - Hyde Park BBQ	$	10,045.72
	08/09/2023	Event & Conference Co. Pty Ltd	Waste & Recycle Conference 13 September 23 to 14 September 23	$	2,560.00
	08/09/2023	Flexi Staff Group Pty Ltd	Temporary staff - various departments	$	30,064.40
	21/09/2023	Flexi Staff Group Pty Ltd	Temporary staff - various departments	$	21,127.73
	21/09/2023	Focus Networks	Manage corporate wifi, firewall and network , WIFI Audit for City sites	$	16,273.13
	21/09/2023	Focus Networks	Software as a Service - August 23	$	14,944.49
	21/09/2023	Focus Networks	Managed services - September 23	$	29,062.00
	08/09/2023	Focus Networks	Adhoc support	$	1,098.77
	08/09/2023	Forpark Australia	Removal of existing, supply and install new playground equipment Lynton Street Reserve	$	88,000.00
	21/09/2023	Found Wayfinding Pty Ltd	Phase1 Schematic Implementation Plan Report -Jul23	$	11,770.00
	08/09/2023	G Giordani	Refund of infrastructure bond	$	1,000.00
	21/09/2023	G W Congdon	Rates Refund	$	643.22
	08/09/2023	Gather Foods	Catering- 30 indivudual lunch boxed for Aboriginal Cultureal Awareness	$	995.50
	08/09/2023	GHD Pty Ltd	Engage traffic consultant - 533-545 Newcastle street	$	7,497.60
	21/09/2023	Giant Autos (1997) Pty Ltd	Vehicle service and repairs	$	471.35
	08/09/2023	Greenshed Pty Ltd	Soil leaf testing Britannia Reserve, mite control turf and waldo application	$	8,926.50
	08/09/2023	Gymcare	Gym equipment repairs & maintenance - BPLC	$	848.09
	21/09/2023	H J MacLennan	Gratuity payment for assisting to facili	$	150.00
	08/09/2023	H M SeymourAbacus Holdings Pty Ltd	Refund of infrastructure bond	$	3,000.00
	21/09/2023	H Mason	Expense reimbursement for WS Safe cycling infrastructure	$	93.50
	08/09/2023	H N Pecherczyk	Refund of part dog registration	$	150.00
	08/09/2023	H Palchak	Rates Refund	$	822.87
	21/09/2023	H Ruth	Part refund of Beatty Park Leisure Center fees	$	33.75
	21/09/2023	H V Norgard	Rates Refund	$	808.22
	21/09/2023	Hames Sharley WA Pty Ltd	Consultancy serviceVincent Link & Place Guidelines	$	19,445.25
	08/09/2023	Harvey Norman AVIT	Supply 1 x Dyson vacuum - BPLC	$	1,100.00
	18/09/2023	Health Insurance Fund of WA	Payroll Deduction	$	192.60
	19/09/2023	Health Insurance Fund of WA	Payroll Deduction	$	192.60

	29/09/2023	Health Insurance Fund of WA	Payroll Deduction	$	192.60
	08/09/2023	Helene Pty Ltd t/as LO-GO Appointments	Temporary staff - customer service	$	2,166.87
	08/09/2023	Here Property	Rates Refund	$	853.00
	08/09/2023	Imagesource Digital Solutions	Printing services - workout card inserts	$	1,699.50
	08/09/2023	Instant Windscreens	Supply and fit windscreen	$	950.00
	08/09/2023	Institute of Public Administration Australia WA	Corporate Memberships - Band 2 -July 2023 to June 2024	$	1,815.00
	21/09/2023	Institute of Public Administration Australia WA	Women in Public Service Leadership Conference	$	392.00
	21/09/2023	IPWEA Ltd	NAMS Plus Subscription - 01 July 23 to 30 June 24	$	2,182.40
	21/09/2023	IYP Australia Pty Ltd trading as Iyogaprops	Yoga Studio items- BPLC	$	1,935.12
	21/09/2023	J Chung	Fitness instructor fees	$	290.00
	21/09/2023	J Dutosme	Part refund of Beatty Park Leisure Center fees	$	51.00
	21/09/2023	J Fabriani	Part refund of Beatty Park Leisure Center fees	$	88.40
	21/09/2023	J L Hull	Rates Refund	$	3,818.38
	08/09/2023	J Lowden	Fitness instructor fees	$	170.52
	21/09/2023	J Lowden	Fitness instructor fees	$	113.68
	21/09/2023	J PendleburyTR & CF MacKinnon T/AS Mackbuild	Refund of infrastructure bond	$	3,000.00
	21/09/2023	J Ponsonby	Part refund of Beatty Park Leisure Center fees	$	564.76
	08/09/2023	Janet Verburg	Fitness instructor fees	$	1,081.00
	08/09/2023	K L O'Shea	Rebate for reusable sanitary product purchase	$	19.75
	21/09/2023	K Ward	Design Review Panel Meeting	$	400.00
	08/09/2023	Kambarang Services Pty Ltd	Half Day Cultural Awareness Session for Staff	$	3,850.00
	08/09/2023	KC Distributors (Aust) Pty Ltd	Supply of 30 platform waist bags -BPLC	$	577.50
	08/09/2023	Kleenheat Gas	Forklift gas delivery - Depot	$	158.29
	21/09/2023	Kone Elevators Pty Ltd	Service lift Beatty Park october 23 to December 23	$	1,006.07
	21/09/2023	Konica Minolta Business Solutions Australia Pty Ltd	Copy costs - BPLC	$	2,233.90
	21/09/2023	KS Black Pty Ltd	Bore Development and Pump Service Hobart AND Aukland st	$	10,225.88
	08/09/2023	L Clare	Reimbursement for Dyson vaccum head- BPLC	$	169.00
	08/09/2023	L Hunt	Rebate for reusable sanitary product purchase	$	50.00
	08/09/2023	L J Sharp	Fitness Instructor fees	$	174.00
	21/09/2023	L McGuirk	Part refund of Beatty Park Leisure Center fees	$	52.46
	08/09/2023	L Ngo	Refund of Bus Tour ticket	$	30.00
	21/09/2023	L Rowe	Refund of infrastructure bond	$	3,000.00
	08/09/2023	L Rutter	Part refund of Beatty Park Leisure Center fees	$	125.97
	18/09/2023	L.G.R.C.E.U.	Payroll Deduction	$	22.00
	19/09/2023	L.G.R.C.E.U.	Payroll Deduction	$	22.00
	29/09/2023	L.G.R.C.E.U.	Payroll Deduction	$	22.00
	08/09/2023	Landgate	Gross rental valuations 5 August 23 to 18 August 23	$	293.75

	21/09/2023	Landgate	Gross rental valuation 19.08.23 to 1.09.23	$	369.64
	08/09/2023	Leederville Cameras	Printing services - business cards	$	230.00
	08/09/2023	Leederville Hotel Investment Syndicate III	Co-funding for public mural - second pay	$	1,567.50
	08/09/2023	Leo Heaney Pty Ltd	Street tree watering and pruning services - various locations	$	49,935.60
	21/09/2023	Leo Heaney Pty Ltd	Street tree watering & pruning services- various locations	$	66,462.00
	08/09/2023	Les Mills Asia Pacific	Licence fees for fitness classes September 23	$	1,771.11
	21/09/2023	LG Professionals Australia NSW	Webinar for Credit Card Controls-September 2023	$	50.00
	08/09/2023	LGISWA	Actual wages adjustment - 30 June 22 to 30 June 23	$	12,588.07
	08/09/2023	Lima Cantina	Refund -food business notification fees	$	52.00
	08/09/2023	Line Marking Specialists	Line marking services - Various location	$	9,729.83
	21/09/2023	Line Marking Specialists	Line marking services - Various location	$	4,685.12
	21/09/2023	LIWA Aquatics	LIWA memberships & conference registration	$	140.00
	08/09/2023	Local Government Professionals Australia WA	Silver Local Government subscription FY 2023-24	$	2,200.00
	21/09/2023	Luna Palace Joint Venture	Cinema hire fee for Seniors Week Community Development Event	$	1,375.00
	21/09/2023	M A Tutavaha	Reward and recongition for outstanding service	$	100.00
	21/09/2023	M Butler	Refund of infrastructure bond	$	2,000.00
	21/09/2023	M Chater	Course reimbursement for Certificate III and IV Fast Track Personal Trainer	$	597.50
	08/09/2023	M E McKahey	Catering for city event - Staff Event 31 August 23	$	178.00
	08/09/2023	M G Jajko	Fitness Instructor fees	$	58.00
	21/09/2023	M G Jajko	Fitness instructor fees	$	58.00
	08/09/2023	M G Morskate	Rebate for reusable sanitary product purchase	$	50.00
	08/09/2023	M J Davis	Refund of infrastructure bond	$	3,000.00
	08/09/2023	M L Humich	Fitness Instructor fees	$	580.00
	21/09/2023	M S Erskine	Rates Refund	$	1,623.96
	08/09/2023	M Slater	Fitness instructor fees	$	120.58
	21/09/2023	M Slater	Fitness Instructor fees	$	120.58
	21/09/2023	M Tognini	Paymnet for Guest Speaker - Memoir Workshop	$	374.00
	21/09/2023	M Vasilic	Part refund of Beatty Park Leisure Center fees	$	35.70
	21/09/2023	Mackay Urban Design	Design Review Panel Meeting	$	440.00
	08/09/2023	Maddocks	Contract Termination Advice 04 April 23 to 25 June 23	$	6,200.00
	08/09/2023	Majestic Plumbing Pty Ltd	Plumbing services - various locations	$	8,493.44
	21/09/2023	Majestic Plumbing Pty Ltd	Plumbing services - various locations	$	3,590.24
	08/09/2023	Manheim Pty Ltd	Relocation and sale of abandoned vehicle	$	1,892.00
	21/09/2023	Manheim Pty Ltd	Relocation and sale of abandoned vehicle	$	115.50
	08/09/2023	Massey's Herd	Milk supplies - Depot	$	416.00
	08/09/2023	Maxima Group Training	Work Experience Student- Latrell Daniel	$	757.53
	15/09/2023	Mayor E Cole	Council meeting fee - Back Pay - July 23	$	8,436.93

	21/09/2023	Mayor E Cole	Expense reimbursement-mileage 4 July 23 to 18 August 23	$	50.78
	04/09/2023	Mercer Spectrum	Superannuation	$	5,520.20
	21/09/2023	MessageMedia	SMS integrating for Phoenix	$	263.95
	08/09/2023	Metal Artwork Creations	Supply and postage of name badge for elected member	$	26.84
	21/09/2023	Midland Toyota	Purchase of vehicle	$	30,522.84
	08/09/2023	Mindarie Regional Council	Processable and non processable waste	$	68,921.80
	21/09/2023	Mindarie Regional Council	Processable and non processable waste	$	52,984.27
	08/09/2023	Minter Ellison	Legal service Preparation of Sponsorship Agreement	$	1,221.88
	08/09/2023	Modern Teaching Aids Pty Ltd	Purchase of educational toys - Library	$	913.50
	08/09/2023	Mount Hawthorn Cardinals Junior Football Club	Refund of incorrect charged fee Menzies Pavillion	$	1,110.00
	21/09/2023	My Media Intelligence Pty Ltd	Annual Media Monitory FY 2023-24 - balance payment	$	226.26
	08/09/2023	N J Ferraro	Rebate for reusable sanitary product purchase	$	50.00
	21/09/2023	N J OliverStrictly Property	Rates Refund	$	575.13
	08/09/2023	N Kumar	Distribution services - compassionate community	$	499.95
	21/09/2023	N L Nguyen	Refund for seniors bus tour	$	30.00
	08/09/2023	N Landis	Refund for crossover subsidy account 41 Pakenham St	$	585.00
	08/09/2023	N Stokes	Reimbursememt to purchase employee lanyards x 100	$	235.40
	21/09/2023	N Stokes	Reimbursement for Catering - RU Ok day	$	355.00
	08/09/2023	Natural Area Holdings Pty Ltd	Weed Control - Les Lilleyman Reserve	$	2,992.00
	21/09/2023	Nature Play WA	As stipulated in Park funding proposal	$	12,760.00
	08/09/2023	Newground Water Services Pty Ltd	Design for new irrigation system - Charles Veryard	$	4,345.00
	08/09/2023	Nicholas Jolly & Associates	Fitness instructor fees	$	191.40
	08/09/2023	Nightlife Music Pty Ltd	Crowd DJ September 23 - BPLC	$	417.94
	08/09/2023	Noma Pty Ltd	Design advisory meeting fee	$	990.00
	21/09/2023	North Perth Cricket Club	Donation to North Perth Cricket Club Diwali Event	$	500.00
	21/09/2023	Northsands Resources	Lawn and Sand Paving July 23	$	717.65
	21/09/2023	Nutrien Ag Solutions Limited	Drum pump	$	101.15
	21/09/2023	Officeworks Ltd	Office supplies and consumables	$	648.83
	08/09/2023	OP Centa Pty Ltd	Supply 1 x Westinghouse Freezer -BPLC	$	550.00
	08/09/2023	OPAM Consulting	Odour consultancy - 212-214 Lake Street	$	4,345.00
	08/09/2023	Open Systems Technology Pty Ltd (T/A CouncilFirst)	CouncilFirst - Microsoft licenses to support the council	$	64.24
	21/09/2023	Open Systems Technology Pty Ltd (T/A CouncilFirst)	CouncilFirst - Azure hosting fees October 23 to December 23	$	51,136.47
	21/09/2023	Open Systems Technology Pty Ltd (T/A CouncilFirst)	CouncilFirst - Azure hosting fees October 23 to December 23	$	1,071.97
	21/09/2023	Optus Billing Services Pty Ltd	Telephone and internet charges - various locations July 23	$	2,999.85
	08/09/2023	Our Community Pty Ltd	Smartygrants subscription	$	13,250.00
	21/09/2023	P B NowelskiT Vuduris	Rates Refund	$	763.32
	21/09/2023	P J Arcus	Rates Refund	$	768.59
	08/09/2023	P Tran	Fitness Instructor fees	$	348.00

	21/09/2023	P Tran	Fitness instructor fees	$	290.00
	21/09/2023	P.R. King & Sons Pty Ltd	Platform lift service - Mt Hawthorn community centre	$	891.00
	08/09/2023	Paint & Gather	Craft workshop	$	480.00
	21/09/2023	Paragon Construction Solutions Pty Ltd	Pool tile renewa claim 2 - BPLC	$	29,374.71
	21/09/2023	Parks and Leisure Australia	Child Friendly Urban Design for better communities	$	110.00
	21/09/2023	PeopleSense by Altius	Consultancy service July 23	$	4,508.08
	21/09/2023	Perth Auto Alliance Pty Ltd	Purchase of vehicle to replace - Ford ranger	$	39,467.95
	21/09/2023	Perth Mobile GP Services Ltd	Refund of annual assessment fee	$	300.00
	21/09/2023	Pirtek Malaga	Plant repairs and maintenance	$	877.12
	21/09/2023	Pixelcase Group Pty Ltd	Aero Ranger ALPR Hardware vehicle kits - October 23	$	5,689.12
	08/09/2023	PJA Holdings (Australia) Pty Ltd	Traffic & urban consultation - Grosvenor Road Option Assessment	$	41,382.00
	21/09/2023	Planning Institute Australia	Workshop attendance - taking community on development journey	$	345.00
	08/09/2023	Plantrite	Supply of plants	$	1,149.50
	08/09/2023	Price Consulting Group Pty Ltd	HR consulting services - CEO performance review FY 2022-23	$	4,537.50
	21/09/2023	Print and Sign Co	Printing Services -various departments	$	3,939.43
	08/09/2023	Professional Tree Surgeons	Tree pruning & removal services - Newcastle st & Eucla Street	$	550.00
	21/09/2023	Professional Tree Surgeons	Tree pruning and removal services - various locations	$	16,084.75
	08/09/2023	Profounder Turfmaster Pty Ltd	Turf maintenance - Leederville oval	$	220.00
	21/09/2023	Programmed Skilled Workforce Limited	Temporary staff - Building services	$	1,361.25
	08/09/2023	Protector Fire Services Pty Ltd	Fire equipment maintenance - Admin/Loftus community centre	$	7,894.81
	08/09/2023	R A Dreyer	Refund of infringement	$	60.00
	08/09/2023	R Freitas	Fitness instructor fees	$	240.00
	21/09/2023	R Freitas	Fitness instructor fees	$	480.00
	21/09/2023	R Orr	Reward and recongition for outstanding service	$	100.00
	08/09/2023	Rada & Neso Services	After hours clearning of carpet- BPLC Studio 1 & 2	$	770.00
	21/09/2023	Rada & Neso Services	After hours cleaning of BPLC	$	10,370.00
	21/09/2023	Rayner Real Estate	Rates Refund	$	2,281.09
	08/09/2023	REALMstudios Pty Ltd	Design advisory meeting fees	$	440.00
	08/09/2023	Redimed Pty Ltd	Employee medical services	$	363.00
	21/09/2023	Redimed Pty Ltd	Employee medical services	$	907.50
	21/09/2023	Regents Commercial	Rent - Barlee Street CP September 23	$	10,846.86
	21/09/2023	REmida Perth Inc	Membership Renewal	$	230.00
	08/09/2023	Retech Rubber	Repairs to softfall play area - various locations	$	1,485.00
	08/09/2023	Roof Safety Solutions Pty Ltd	Re-cert and height inspection - various locations	$	2,360.00
	08/09/2023	Rosevale Fire & Electrical	Electrical works at BPLC	$	4,567.00
	21/09/2023	Rosevale Fire & Electrical	Electrical works at BPLC	$	2,724.51
	21/09/2023	RPG Auto Electrics	Plant repairs and maintenance Sept 23	$	380.05
	08/09/2023	Rubek Automatic Doors	Servicing door - Loftus Library	$	921.25

	08/09/2023	S & A Smash Repairs	Insurance excess - 1HJC354 & 1 HAM233	$	1,000.00
	21/09/2023	S & A Smash Repairs	Insurance excess - 1GTK364	$	500.00
	08/09/2023	S Almeida	Part refund of Beatty Park Leisure Center fees	$	43.20
	08/09/2023	S B Harwood	Rates Refund	$	2,882.64
	21/09/2023	S Bow	Refund of the part membership free BPLC	$	35.40
	21/09/2023	S Delfante	Rates Refund	$	1,380.01
	21/09/2023	S Gu	Part refund of Beatty Park Leisure Center fees	$	49.14
	21/09/2023	S Hutt	Catering - Workshop Destination perth 29 August 23	$	424.89
	08/09/2023	S J Watson	Refund of infrastructure bond	$	1,000.00
	21/09/2023	S M Armstrong	Service Amiad Filter for geothermal system	$	281.60
	08/09/2023	S M Maybury	Rebate for reusable sanitary product purchase	$	48.00
	21/09/2023	S Oh	Part refund of Beatty Park Leisure Center fees	$	106.08
	08/09/2023	S Patchett	Fitness instructor fees	$	270.00
	21/09/2023	S Patchett	Fitness instructor fees	$	270.00
	21/09/2023	S Patniotis	Refund of grounds bond	$	250.00
	08/09/2023	S Smart	Fitness Instructor fees	$	116.00
	21/09/2023	S Smart	Fitness instructor fees	$	116.00
	21/09/2023	S T Phongsonkham	Heritage assistance fund	$	4,614.50
	08/09/2023	Sam's Repairs & Maintenance	Sign installation and maintenance	$	3,273.60
	21/09/2023	Sanax Medical & First Aid Supplies	First aid supplies - BPLC	$	40.80
	08/09/2023	Sanderson's Outdoor Power Equipment	Plant repairs and maintenance	$	263.00
	21/09/2023	Sanderson's Outdoor Power Equipment	Plant repairs and maintenance	$	220.00
	21/09/2023	SAS Locksmiths	Key cutting and lock maintenance service	$	1,505.02
	08/09/2023	Securus	Security services - Forrest Pavillion	$	116.05
	08/09/2023	SEEK Limited	Job adverts - August 23	$	2,942.28
	08/09/2023	ServiceFM Pty Ltd	General cleaning - various locations June 23	$	17,660.96
	08/09/2023	ServiceFM Pty Ltd	General cleaning - Admin Civic centre, Library and local history centre June 23	$	11,359.74
	08/09/2023	ServiceFM Pty Ltd	General cleaning - various locations March 23	$	17,660.96
	21/09/2023	ServiceFM Pty Ltd	Washroom consumables and general cleaning various location- August 23	$	30,557.03
	08/09/2023	Shaaron Taylor	Fitness instructor fees	$	440.00
	08/09/2023	Shop for Shops	Retail shop fixtures	$	250.00
	21/09/2023	Shred-X Pty Ltd	Security bin exchange - BPLC	$	39.01
	08/09/2023	Sigma Chemicals	Pool Chemicals - BPLC	$	19,612.51
	08/09/2023	Sigma Chemicals	Pool Chemicals - BPLC	$	678.48
	08/09/2023	SoCo Studios	Videography - Noogar Language with Bec Garlett	$	825.00
	08/09/2023	Solo Resource Recovery	Pressure cleaning services - various locations	$	11,133.10

	21/09/2023	Soulsbys Barbers	Refund of planning application fee	$	295.00
	21/09/2023	SpacetoCo Pty Ltd	Facilities weekly reporting and financial handling	$	1,320.00
	21/09/2023	Speedo Australia Pty Ltd	Merchandise - BPLC	$	15,733.30
	08/09/2023	Sportsworld Of WA	Merchandise - BPLC	$	3,613.50
	21/09/2023	Sportsworld Of WA	Merchandise - BPLC	$	11,228.80
	08/09/2023	St John Ambulance Western Australia Ltd	First aid kit servicing - Rangers	$	393.39
	04/09/2023	Steeg Banham Superannuation Fund	Superannuation	$	719.85
	21/09/2023	Stott Hoare	Supply of laptops	$	34,912.90
	08/09/2023	StrataGreen	Garden equipment supplies - various	$	6,207.30
	08/09/2023	Subiaco Football Club Inc.	Subiaco Football Club Bond Payment FY 2023-24	$	1,000.00
	21/09/2023	Subiaco Football Club Inc.	Staff Christmas Party Booking Deposit	$	440.00
	04/09/2023	SuperChoice Services Pty Ltd	Superannuation	$	456,021.27
	08/09/2023	Superior Pak Pty Ltd	Plant repairs and maintenance	$	1,111.23
	08/09/2023	Swan Taxis Pty Ltd	Taxi vouchers-Seniors transport assistance program	$	5,250.00
	08/09/2023	Sweet on Cupcakes	Supply of cupcakes- Wear it Purple Day 23.09.23	$	183.00
	08/09/2023	Synergy	Electricity and gas charges - various locations	$	9,749.19
	21/09/2023	Synergy	Electricity and gas charges - various locations	$	32,185.68
	08/09/2023	T T Nguyen	Rates Refund	$	3,641.18
	21/09/2023	T&H Wilkes Pty Ltd	Gravel supplies	$	4,070.00
	21/09/2023	Talis Consultants Pty Ltd - ATF Talis Unit Trust	Consultancy Services July 23	$	4,290.00
	21/09/2023	Technology One Ltd	Spatial Consulting service	$	9,460.00
	08/09/2023	Teena Smith	Fitness instructor fees	$	300.00
	21/09/2023	Teena Smith	Fitness instructor fees	$	375.00
	08/09/2023	Teller & Associates	2023 Audit letter preparation	$	407.00
	08/09/2023	Temptations Catering	Catering - Council Meeting 25 July 2023	$	2,042.04
	21/09/2023	Temptations Catering	Catering for Council Briefing 12 September 23	$	599.92
	08/09/2023	The Agency Property Management	Rates Refund	$	868.66
	08/09/2023	The BBQ Man	BBQ cleaning and maintenance various parks- August 23	$	4,405.22
	21/09/2023	The BBQ Man	Pressure clearning - Oxford street August 23	$	660.00
	08/09/2023	The Behaviour Change Collaborative	Smoke Free Town Centres project - vaping workshop	$	3,300.00
	08/09/2023	The Institution of Engineers Australia	Room hire Engineer Australia Training day 4 August 23	$	575.00
	21/09/2023	The Periscope Crew (Soul Gestures Inc)	Video Footage	$	907.00
	21/09/2023	The Royal Life Saving Society Western Australia Inc	AIDS Memorial pond servicing - August 23	$	1,071.55
	04/09/2023	The Trustee for Fergco Family Super Fund	Superannuation	$	3,484.47
	08/09/2023	The Uniting Church in Australia Property Trust	Rates Refund	$	915.28
	08/09/2023	Thomson Geer Lawyers	Trade mark registration advice	$	1,207.25
	08/09/2023	TimberSteel Furniture	3x timber benches for front entrance - BPLC	$	2,495.00

	08/09/2023	Tom Lawton - Bobcat Hire	Bobcat Hire	$	18,900.20
	21/09/2023	Tom Lawton - Bobcat Hire	Bobcat Hire	$	7,296.30
	08/09/2023	Toolmart Australia Pty Ltd	Hardware supplies - Depot	$	385.00
	21/09/2023	Toolmart Australia Pty Ltd	Hardware supplies - Depot	$	155.00
	08/09/2023	Total Green Recycling	Electronic waste recycling 22 July 2023	$	7,219.74
	08/09/2023	Totally Workwear Mt Hawthorn	Uniform Supplies- Ranger	$	3,435.83
	21/09/2023	Totally Workwear Mt Hawthorn	Uniform Supplies - Building maintenance	$	3,169.73
	08/09/2023	Tree Amigos	Street trees and parks pruning/removal - various locations	$	6,091.80
	21/09/2023	Tree Amigos	Street trees and parks pruning/removal - various locations	$	126,787.10
	08/09/2023	Truck Centre (WA) Pty Ltd	Truck repairs and maintenance	$	1,311.68
	21/09/2023	Truck Centre (WA) Pty Ltd	Truck repairs and maintenance	$	1,931.01
	08/09/2023	Trustees for The Folan Family Trust t/a Inspired	Executive Coaching for managers	$	880.00
	21/09/2023	Trustees for The Folan Family Trust t/a Inspired Developmer	Staff training - Executive coaching	$	440.00
	21/09/2023	Tyres4U Pty Ltd	Tyre replacements and maintenance	$	1,694.44
	08/09/2023	Universal Diggers	Plant Hire - Depot	$	13,715.35
	08/09/2023	Urbis Pty Ltd	Design review panel advice	$	880.00
	21/09/2023	Urbis Pty Ltd	Design Review Panel Meeting	$	440.00
	08/09/2023	V Forbes	Fitness instructor fees	$	510.40
	21/09/2023	V Forbes	Fitness instructor fees	$	510.40
	08/09/2023	V H Elkington	Rates Refund	$	798.47
	21/09/2023	VisAbility	Customer service charter Easy english conversation	$	440.00
	08/09/2023	Vorgee Pty Ltd	Merchandise - BPLC	$	2,642.75
	08/09/2023	W Guo	Part refund of Beatty Park Leisure Center fees	$	54.00
	08/09/2023	W L Kofoed	Part refund of Beatty Park Leisure Center fees	$	57.15
	21/09/2023	WA Rangers Association	Conference & membership fee	$	900.00
	08/09/2023	WALGA	Preparation Program to induct new elected members and local government act essentials training 21 August 23	$	962.50
	08/09/2023	Ward Packaging	Supply of paper cups	$	230.19
	08/09/2023	Water Corporation	Water charges - various locations	$	20,757.72
	21/09/2023	Water Corporation	Water charges - various locations	$	21,614.12
	08/09/2023	WC Convenience Management Pty Ltd	Maintenance exeloos - various locations - August 23	$	8,591.74
	08/09/2023	Webb & Brown-Neaves Pty Ltd	Refund of infrastructure bond	$	3,000.00
	21/09/2023	Wembley Settlements	Rates Refund	$	302.22
	08/09/2023	West End Settlements	Refund Statement of Rates	$	31.00
	08/09/2023	Western Irrigation Pty Ltd	Retic Parts	$	6,760.56
	21/09/2023	Western Irrigation Pty Ltd	Retic Parts	$	1,093.84
	08/09/2023	Western Metropolitan Regional Council	Verge waste collection and processing - July 23	$	28,796.79

	08/09/2023	Western Metropolitan Regional Council	Processing of FOGO Material -1 August 23 to 15 August 23	$	32,744.85
	08/09/2023	Western Resource Recovery Pty Ltd	Grease trap maintenance - Loftus recreation centre	$	316.25
	21/09/2023	Western Resource Recovery Pty Ltd	Grease trap maintenance - Loftus recreation centre	$	650.10
	21/09/2023	West-Sure Group Pty Ltd	Cash Collection services - August 23	$	1,762.26
	21/09/2023	Wilson Security	After hours alarm - Loftus Centre Library	$	71.50
	08/09/2023	Winc Australia Pty Ltd	Office supplies and consumables	$	403.26
	21/09/2023	Winc Australia Pty Ltd	Office supplies and consumables	$	778.84
	21/09/2023	Work Metrics Pty Ltd	Online Induction Platform	$	110.00
	08/09/2023	Worldwide East Perth	Printing Services - Corflutes	$	176.00
	08/09/2023	X Wen	Refund of food business registration	$	208.00
	08/09/2023	Y Plimbley	Reimbursement expenses for waste planning day	$	324.90
	08/09/2023	Y Wong	Rebate for reusable sanitary product purchase	$	24.78
	08/09/2023	Y Zhao	Rates Refund	$	203.44
	08/09/2023	YogaNut	Fitness instructor fees	$	189.00
	08/09/2023	Yolande Gomez	Fitness instructor fees	$	496.00
	21/09/2023	Yolande Gomez	Fitness instructor fees	$	438.00
	08/09/2023	Zenien	CCTV Wireless repairs to Beaufort Street & Leederville network	$	34,814.95
	08/09/2023	Zumba Fitness Patricia Rojo	Fitness instructor fees	$	845.00
				$	**6,084,094.79**
	Payroll				
	05/09/2023	Payroll Pay Period - Ad hoc 3		$	21,904.97
	12/09/2023	Payroll Pay Period 6		$	754,268.06
	26/09/2023	Payroll Pay Period 7		$	731,148.12
	Total Payroll			**$**	**1,507,321.15**
	Total Payment			**$**	**7,591,415.94**

Creditors Report - Payments by Direct Debit
01/09/2023 to 30/09/2023

redit Card Transactions for the Period 05/08/2023 - 06/09/2023

ard Holder	*Date*	*Payee*	*Description*	*Amount*
EO	08/08/2023	WA Local Government	WALGA Training - LG Act Essential	$ 638.00
	16/08/2023	Le Bakehouse	Catering City events - Staff event	$ 93.50
	21/08/2023	Town of Cambridge	CEO Parking - WALGA Training course	$ 6.40
	21/08/2023	SP 166 Railway Parade	CEO Parking - WALGA Training course	$ 13.00
	28/08/2023	WA News	WA newspaper subscription - digital and paper	$ 83.60
	05/09/2023	Mary Street Bakery	Catering City events - Staff event	$ 137.03
	05/09/2023	IAP2 Australasia	IAP2 Certificate - evaluate engagement - final module	$ 910.00
				$ 1,881.53
irector Infrastructure & Environment				
	05/08/2023	Petition Kitchen	Engineering team strategy breakfast	$ 325.86
	14/08/2023	Dan Murphys	Beverage supplies - Function room bar	$ 181.64
	17/08/2023	The Elford Bar	City buildings & assets strategy planning day lunch	$ 257.81
	01/09/2023	Local Government management	Executive leadership program	$ 2,980.00
				$ 3,745.31
irector Strategy & Development				
	07/08/2023	ASIC	Company search	$ 10.00
				$ 10.00
anager Marketing and Partnerships				
	09/08/2023	SQ Bunn Mee	Catering FIFA WWC debrief meeting	$ 475.00
	10/08/2023	Mailchimp	E-Newsletter	$ 734.95
	15/08/2023	Company Director	AICD Course	$ 880.00
	18/08/2023	Evermack Pty Ltd	Trophies for debating competition	$ 77.40
	22/08/2023	Salvos Mt Hawthorn	Wear it purple day	$ 10.00
	22/08/2023	Mt Hawthorn Shop	Wear it purple day	$ 12.00
	23/08/2023	Asana.com	Marketing and Comms scheduling tool	$ 954.25
	23/08/2023	International transaction fee	Marketing and Comms scheduling tool	$ 23.86
	26/08/2023	Shutterstock	Stock photo subscription	$ 99.00

ard Holder	Date	Payee	Description	Amount
	29/08/2023	Shutterstock	DLGSC Solar video	$ 69.0
	31/08/2023	Facebook	Facebook ads - product lifecycle event	$ 46.0
	31/08/2023	Facebook	Compassionate communities post	$ 9.4
	31/08/2023	Facebook	Banjawarn event	$ 20.0
	31/08/2023	Facebook	Compassionate communities post	$ 80.0
	31/08/2023	Facebook	Compassionate communities post	$ 80.0
	31/08/2023	Facebook	Solar panel workshop post	$ 46.2
				$ 3,617.2
ouncil Liaison Officer				
	10/08/2023	SQ Latasha's Kitchen	Catering - Council briefing 15 Aug 2023	$ 656.7
	22/08/2023	Woolworths	Beverage supplies - Council chambers	$ 102.5
	05/09/2023	SQ Bunn Mee	Catering - Council workshop 5 September 2023	$ 171.0
				$ 930.2
ranch Librarian				
	05/08/2023	Microsoft store	Xbox game: Overcooked all you can eat	$ 56.9
	07/08/2023	SP UWA Publishing	Book supply	$ 59.8
	07/08/2023	Booktopia	Book supply	$ 38.4
	25/08/2023	Good Grocer	Catering - Strategy planning day	$ 265.0
	28/08/2023	Officeworks	Hard drives for storage	$ 739.2
	28/08/2023	EZI Alia	Professional developments - Digital trends for DBB	$ 325.0
	28/08/2023	EZI Alia	Professional developments - Alia VET	$ 50.0
	03/09/2023	D-ID Studio	Augmented Reality canva integration for developing online tutorials	$ 27.9
	03/09/2023	International transaction fee	Augmented Reality canva integration for developing online tutorials	$ 0.7
				$ 1,563.1
anager ICT				
	05/08/2023	Landis Technologies	Call centre for Customer service - Aug 2023	$ 1,345.4
	05/08/2023	International transaction fee	Call centre for Customer service - Aug 2023	$ 33.6
	05/08/2023	Node one	Fixed wireless internet - Beatty Park	$ 109.0
	05/08/2023	Twilio Sendgrid	Software API cost - email service BPLC booking system	$ 138.1
	05/08/2023	International transaction fee	Software API cost - email service BPLC booking system	$ 3.4
	05/08/2023	Intruder.io pro	External vulnerability testing	$ 385.1

ard Holder	Date	Payee	Description	Amount
	05/08/2023	International transaction fee	External vulnerability testing	$ 9.63
	05/08/2023	Deputy	Online timesheet software	$ 173.25
	05/08/2023	EziM2M One Pty Ltd	Sim card service - parks reticulation	$ 496.49
	07/08/2023	The Telecom shop Pty Ltd	Purchase of Headsets	$ 1,941.50
	07/08/2023	The Telecom shop Pty Ltd	Purchase of Headsets	$ 1,925.00
	09/08/2023	The Good Guys	Samsung phone - Rangers	$ 1,954.00
	11/08/2023	Easypark	Zoom timer app	$ 5.73
	17/08/2023	ESR Official	Phone cover	$ 37.16
	19/08/2023	Zoom	Video conferencing	$ 338.68
	23/08/2023	Navitas	Training - Women Leadership	$ 324.50
	25/08/2023	Kogan.com	Soundbar mounts	$ 299.90
	28/08/2023	Blueskys App	Zoom timer app	$ 19.58
	28/08/2023	International transaction fee	Zoom timer app	$ 0.49
	28/08/2023	Trybooking	Conference - Office of the information commisioner WA	$ 199.00
	04/09/2023	Amazon Marketplace	Fingerprint scanner	$ 207.58
				$ 9,947.40
anager Engineering				
	16/08/2023	Main Roads	Staff Training	$ 495.00
	16/08/2023	Main Roads	Disputed - duplicate charge staff training	$ 495.00
				$ 990.0
rocurement and Contracts Officer				
	08/08/2023	Business News Pty Ltd	Business news subscription for staff	$ 2,090.00
	08/08/2023	Business News Pty Ltd	Incorrect charge - duplicate payment	$ 2,090.00
	08/08/2023	SQ Bunn Mee	Catering - Finance strategy planning day	$ 255.00
	09/08/2023	Business News Pty Ltd	Refund of incorrect charge - duplicate payment	-$ 2,090.00
	17/08/2023	Remix summits	Training seminar - Place planner - Arts	$ 412.50
				$ 2,757.50
otal Corporate Credit Cards				**$ 25,442.30**
irect Debits				
	21/09/2023	PB Leasing		$ 395.83

ard Holder	Date	Payee	Description	Amount
			Total Leasing	**$ 395.83**
uperannuation contractors				
	29/09/2023	Super Choice	Superannuation contractors	$ 3,427.26
			Total Superannuation contractors	**$ 3,427.26**
oan Repayments				
	01/09/2023	Treasury Corporation		$ 78,434.41
			Total Treasury Corporation	**$ 78,434.41**
ank Fees and Charges				
	30/09/2023	Commonwealth Bank		$ 52,740.69
			Bank fees	**$ 52,740.69**
otal Direct Debits including Credit Cards				**$ 160,440.49**

Creditors Report - Payments by Cheque

01/09/2023 to 30/09/2023

Creditor	*Date*	*Payee*	*Description*	*Amount*
82757	22/09/2023	Petty Cash - Beatty Park Leisure Centre	Petty cash recoup- 22.09.23	$ 240.3
Total Net Cheque Payments				**$ 240.3**

11.3 INVESTMENT REPORT AS AT 30 SEPTEMBER 2023

Attachments: **1. Investment Statistics as at 30 September 2023**

RECOMMENDATION:

That Council NOTES the Investment Statistics for the month ended 30 September 2023 as detailed in Attachment 1.

PURPOSE OF REPORT:

To advise Council of the nature and value of the City's Investments as at 30 September 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 $1.5m matured and $11m was invested in September 2023 to capitalise on the favourable interest rates offered while maintaining an optimum level of cash flow.

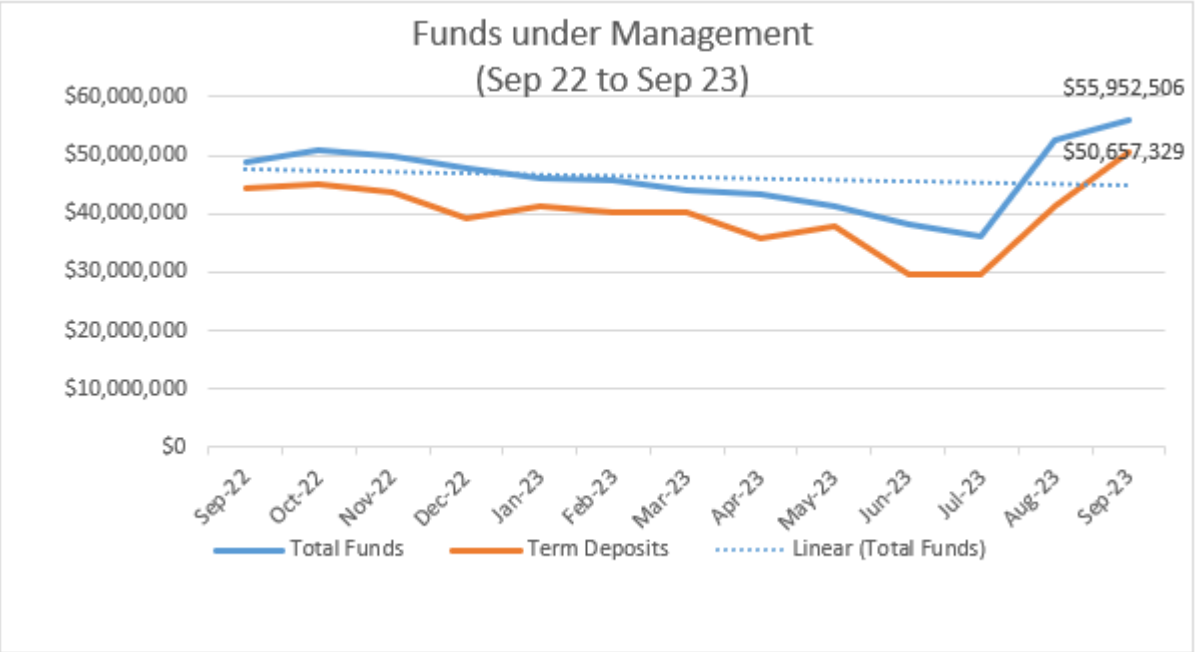
Investment Status

The City's investment portfolio is diversified across several accredited financial institutions.

As at 30 September 2023, the total funds held in the City's operating accounts (including on call) was $55,952,506 compared to $48,732,527 for the period ended 30 September 2022. All funds are interest bearing as at 30 September 2023.

The total term deposit investments for the period ended 30 September 2023 were $50,657,329 compared to $44,236,604 for the period ended 30 September 2022.

The following chart shows funds under management from September 2022 to September 2023:



Interest Status

Total accrued interest earned on investments as at 30 September 2023 is:

Total Accrued Interest Earned on Investment	Budget Adopted	Budget YTD	Actual YTD	% of YTD Budget
Municipal	$400,000	$180,000	$285,016	158.3%
Reserve	$350,000	$165,000	$195,527	118.5%
Subtotal	**$750,000**	**$345,000**	**$480,543**	**139.3%**
Leederville Gardens Inc Surplus Trust*	$0	$0	$47,728	N/A
Total	**$750,000**	**$345,000**	**$528,271**	**153.1%**

**Interest estimates for Leederville Gardens Inc. Surplus Trust were not included in the 2023/24 Budget as actual interest earned is restricted.*

The City has a weighted average interest rate of 4.93% for current investments compared to the Reserve Bank 90 day accepted bill rate for September 2023 of 4.13%.

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 sets the maximum exposure limits to financial institutions at 90% as reflected in the below table. The majority of financial 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%	31.4%	90%	52.9%
A-1	25%	0%	90%	0%
A-2	20%	12.5%	90%	47.1%

The direct investment for A1+ institute is higher than normal due to rates revenue received for the month in the municipal operating account (Commonwealth Bank). 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.
This does not contribute to any specific sustainability outcomes of the *City's 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 30 SEPTEMBER 2023

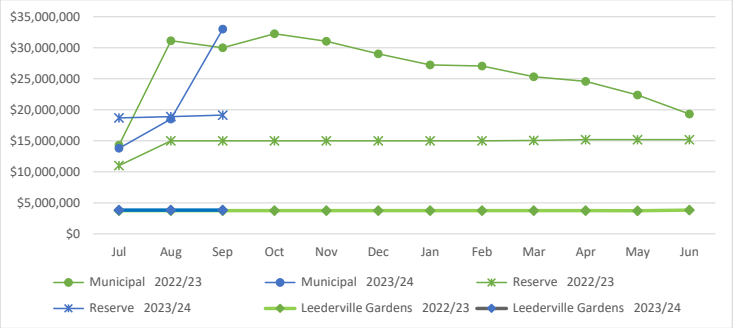
Funds	Institution	Investment Date	Maturity Date	Interest Rate	Principal $
OPERATING ACCOUNTS					
Municipal	Commonwealth Bank of Australia			3.85%	2,066,907
Municipal	Commonwealth Bank of Australia	Ongoing		4.15%	1,433,737
Reserve	Commonwealth Bank of Australia	Ongoing		4.15%	1,794,533
Total Operating Funds					**5,295,177**
TERM DEPOSITS					
Leederville Gardens Inc Surplus Trust	National Australia Bank	12/01/2023	11/01/2024	4.53%	908,677
Leederville Gardens Inc Surplus Trust	Commonwealth Bank of Australia	30/06/2023	28/06/2024	5.32%	2,058,536
Leederville Gardens Inc Surplus Trust	Beyond Bank	04/11/2022	03/11/2023	4.55%	850,117
Municipal	National Australia Bank	20/02/2023	20/02/2024	4.83%	4,000,000
Municipal	Hume Bank	20/09/2023	19/12/2023	4.85%	4,000,000
Municipal	G&C Mutual	20/09/2023	22/04/2024	5.10%	2,500,000
Municipal	G&C Mutual	20/09/2023	06/05/2024	5.10%	4,500,000
Municipal	Commonwealth Bank of Australia	09/08/2023	08/04/2024	5.46%	2,500,000
Municipal	Commonwealth Bank of Australia	09/08/2023	08/07/2024	5.53%	2,500,000
Municipal	Bank of Queensland	03/03/2023	05/03/2024	5.05%	1,000,000
Municipal	Bank of Queensland	24/08/2023	06/06/2024	4.95%	2,500,000
Municipal	Bank of Queensland	24/08/2023	19/06/2024	4.95%	2,500,000
Municipal	AMP Bank	29/03/2023	28/03/2024	4.90%	3,500,000
Reserve	National Australia Bank	12/01/2023	11/01/2024	4.53%	4,500,000
Reserve	National Australia Bank	24/05/2023	23/05/2024	4.87%	1,600,000
Reserve	National Australia Bank	24/08/2023	06/06/2024	5.12%	1,000,000
Reserve	Hume Bank	29/03/2023	28/03/2024	4.78%	2,540,000
Reserve	Commonwealth Bank of Australia	09/08/2023	08/08/2024	5.55%	5,200,000
Reserve	Bendigo and Adelaide Bank	30/08/2023	29/04/2024	5.00%	2,500,000
Total Term Deposits					**50,657,329**
Total Funds available					**55,952,506**

CITY OF VINCENT
INVESTMENT PORTFOLIO
AS AT 30 SEPTEMBER 2023

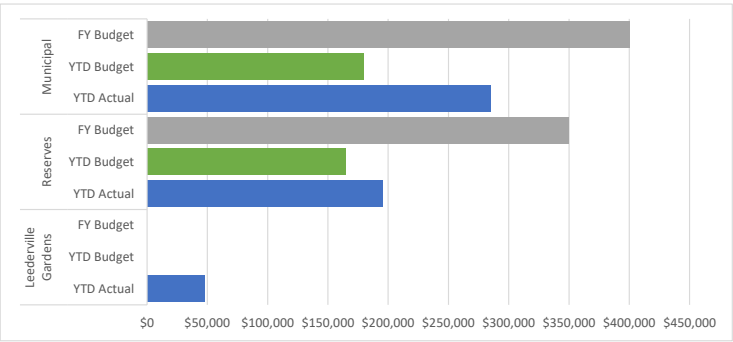
	Municipal	Reserve	Leederville Gardens Inc Surplus Trust	Total	Total
	$	$	$	$	%
BY INVESTMENT HOLDINGS					
Municipal Account	2,066,907	0	0	2,066,907	3.7%
Online Saver	1,433,737	1,794,533	0	3,228,270	5.8%
Term Deposits	29,500,000	17,340,000	3,817,329	50,657,329	90.5%
	33,000,644	**19,134,533**	**3,817,329**	**55,952,506**	**100.0%**
BY INSTITUTION					
Bank of Queensland	6,000,000	0	0	6,000,000	10.7%
Bendigo and Adelaide Bank	0	2,500,000	0	2,500,000	4.5%
Commonwealth Bank of Australia	8,500,644	6,994,533	2,058,536	17,553,712	31.4%
Beyond Bank	0	0	850,117	850,117	1.5%
National Australia Bank	4,000,000	7,100,000	908,677	12,008,677	21.5%
AMP Bank	3,500,000	0	0	3,500,000	6.3%
Hume Bank	4,000,000	2,540,000	0	6,540,000	11.7%
G&C Mutual	7,000,000	0	0	7,000,000	12.5%
	33,000,644	**19,134,533**	**3,817,329**	**55,952,506**	**100.00%**
BY CREDIT RATINGS (SHORT-TERM ISSUE)					
A-1+	12,500,644	14,094,533	2,967,212	29,562,389	52.9%
A-1	0	0	0	0	0.0%
A-2	20,500,000	5,040,000	850,117	26,390,117	47.2%
	33,000,644	**19,134,533**	**3,817,329**	**55,952,506**	**100.0%**
BY TERMS					
0-30 days	3,500,644	1,794,533	0	5,295,177	9.5%
31-90 days	4,000,000	0	0	4,000,000	7.1%
181-270 days	9,500,000	2,500,000	0	12,000,000	21.4%
271-365 days	15,000,000	14,840,000	3,817,329	33,657,329	60.2%
> 1 year	1,000,000	0	0	1,000,000	1.8%
	33,000,644	**19,134,533**	**3,817,329**	**55,952,506**	**100.0%**
BY MATURITY					
0-30 days	3,500,644	1,794,533	0	5,295,177	9.5%
31-90 days	4,000,000	0	850,117	4,850,117	8.7%
91-180 days	8,500,000	7,040,000	908,677	16,448,677	29.4%
181-270 days	14,500,000	5,100,000	0	19,600,000	35.0%
271-365 days	2,500,000	5,200,000	2,058,536	9,758,536	17.4%
	33,000,644	**19,134,533**	**3,817,329**	**55,952,506**	**100.0%**
BY FOSSIL FUEL EXPOSURE					
Fossil Fuel Investments	20,000,644	16,634,533	2,967,212	39,602,389	70.8%
Non Fossil Fuel Investments	13,000,000	2,500,000	850,117	16,350,117	29.2%
	33,000,644	**19,134,533**	**3,817,329**	**55,952,506**	**100.0%**

CITY OF VINCENT
INVESTMENT PERFORMANCE
AS AT 30 SEPTEMBER 2023

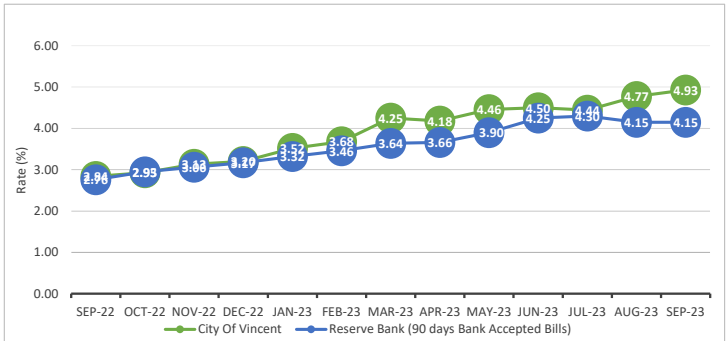
FUNDS INVESTED (TERM DEPOSITS ONLY)



INTEREST EARNINGS

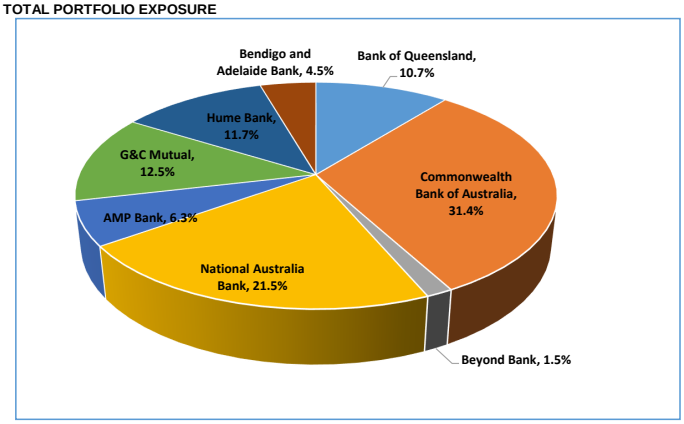


INTEREST RATE COMPARISON

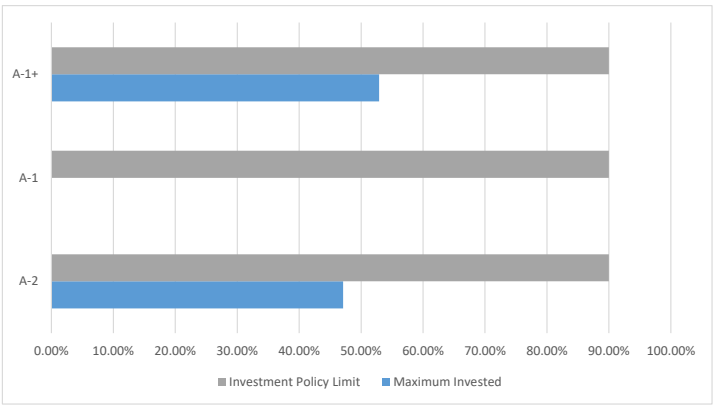


CITY OF VINCENT
INVESTMENT POLICY COMPLIANCE
AS AT 30 SEPTEMBER 2023

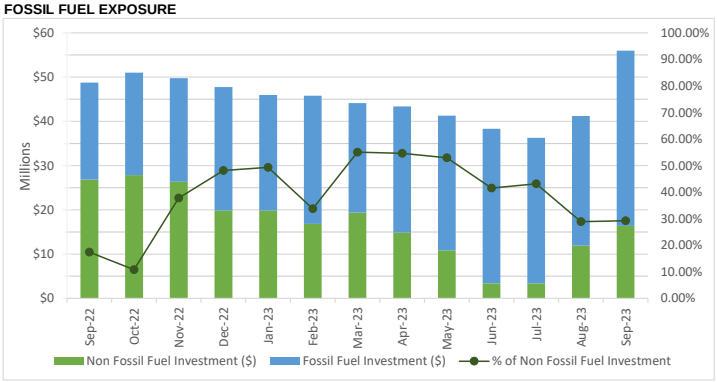
TOTAL PORTFOLIO EXPOSURE



TOATL CREDIT EXPOSURE



FOSSIL FUEL 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 30 SEPTEMBER 2023

	YTD 30/09/2023	PY YTD 30/09/2022	FY 2023/24	PY FY 2022/23
MUNICIPAL FUNDS	**$**	**$**	**$**	**$**
Budget	180,000	30,000	400,000	500,000
Interest Earnings	285,016	59,160	285,016	827,395
% Income to Budget	158.3%	197.2%	71.3%	165.5%
RESERVE FUNDS				
Budget	165,000	20,001	350,000	450,000
Interest Earnings	195,527	96,233	195,527	497,011
% Income to Budget	118.5%	481.1%	55.9%	110.5%
LEEDERVILLE GARDENS INC SURPLUS TRUST				
Budget	0	0	0	0
Interest Earnings	47,728	28,420	47,728	134,290
% Income to Budget	0.0%	0.0%	0.0%	0.0%
TOTAL				
Budget	345,000	50,001	750,000	950,000
Interest Earnings	528,271	183,813	528,271	1,458,696
% Income to Budget	153.1%	367.6%	70.4%	153.6%
Variance	183,271	133,812	(221,729)	508,696
% Variance to Budget	53.1%	267.6%	(29.6%)	53.6%
TOTAL (EXCL. LEEDERVILLE GARDENS INC SURPLUS TRUST)				
Budget	345,000	50,001	750,000	950,000
Interest Earnings	480,543	155,393	480,543	1,324,406
% Income to Budget	139.3%	310.8%	64.1%	139.4%
Variance	135,543	105,392	(269,457)	374,406
% Variance to Budget	39.3%	210.8%	(35.9%)	39.4%

11.4 FIRST QUARTER BUDGET REVIEW 2023-2024

Attachments:

1. **Statement of Comprehensive Income 2023/24**
2. **Rate Setting Statement 2023/24**
3. **Reserves 2023/24**
4. **Capital Works Budget 2023/24**

RECOMMENDATION:

That Council BY ABSOLUTE MAJORITY APPROVES the following amendments to the 2023/2024 Annual Budget:

1. **A net decrease in the Operating result of $1,819,530 as per Attachment 1;**

2. **An increase to Cash Backed Reserves of $586,684 as per Attachments 2 and 3;**

3. **A net increase in the Capital Expenditure Budget of $681,538 as per Attachment 4; and**

4. **A net increase in the closing surplus of $1,908,932 resulting in a forecast year end surplus at 30 June 2024 of $1,954,040 as per Attachment 2.**

PURPOSE OF REPORT:

The purpose of this report is to consider and authorise proposed first Quarterly Budget Review for 2023/2024, including amendments to the 2023/2024 capital carry-forward items.

BACKGROUND:

During the 2023/24 annual budget preparation, an allowance was made to carry-forward funds for capital projects that will not be delivered in 2022/23. The value of the carry forwards was based on estimates of expenditure that would be unspent at 30 June 2023.

The Annual Financial Statements for the year ended 30 June 2023 is in the process of being finalised and audited, therefore the estimated funds available to be carried forward can now be updated.

The City has continued to maintain a conservative budget approach during the first quarterly budget review. Budget adjustments mostly relate to the alignment of carry-forward capital expenditure and known operating variances.

DETAILS:

The budget amendments from this review incorporates the following adjustments:

- A net decrease in the operating result of $1,819,530 as per Attachments 1 and 2.
- An increase to cash-backed reserves of $586,684 as per Attachments 2 and 3.
- A net increase in the capital budget of $681,538 as per Attachment 4.
- A forecast year-end surplus at 30 June 2024 of $1,954,040, as per Attachment 2.

Capital Expenditure and Funding Source

The 2023/2024 adopted budget included a capital expenditure program totalling $19,131,500 including carry-forward funding of $4,599,392. Overall, capital expenditure for carry-forward projects as at 30 June 2023 was $1,136,690 higher and the budget available in 2023/2024 for these projects should now be increased accordingly.

The net increase in capital expenditure of $681,538 is proposed for this budget review, reflecting adjustments to carry-forward capital projects and minor budget amendments. Other changes relate to the reclassification from capital to operational expenditure based on the nature of the items.

There is an increase to cash-backed reserves by $586,684, as per **Attachments 3**, mainly resulting from a reduction in transfers out of reserve and an increase in transfers to reserves to adjust for carry-forward capital projects.

Non-operating grants, subsidies and contributions has increased by $426,585, primarily driven by the allocation of the LRCI Phase 4 funding and adjustment of carry-forward capital projects.

The details of the capital and funding source amendments are itemised at **Attachment 4** and key changes are summarised in the table below.

Capital Project	Description	Increase/(Decrease)
Capital Expenditure:		
Various	Carry forwards and reallocations.	602,554
Leederville Oval Stadium Facility Renewal (Leased)	Carry forward adjustments + $270,557 of LRCI Phase 4 funding allocation.	297,118
Robertson Park	- Greening Program - Bring forward future year expenditure - Construction Contingency - Increase based on tender responses - Tennis Centre (Various Works) - Increase based on tender responses	191,000
Infrastructure Works - Litis Stadium	Additional works required for Floreat Athena Football Club clubrooms (FAFC). Budget transferred from BPLC – Heritage Grandstand Renewal.	164,000
Annual Local Roads Program	Carry forward adjustments.	153,539
North Perth Town Hall - Kitchen and Toilet Renewal - Main Hall	Carry forward adjustments and reallocate savings to Litis underpass.	153,375
Solar Installation (Belgravia/Gymnastics WA)	Contract ended. Project deferred.	(109,400)
Greening plan	Carry forward adjustments. No outstanding projects from 2023FY.	(111,550)
Beaufort St - Art Deco Median Lighting Renewal	Carry forward adjustment and transfer to reserve.	(127,000)
Blackspot - Intersection of Beaufort and Harold Street	Project not going ahead. Reallocate Muni amount to traffic management.	(150,000)
Accessible City Strategy Implementation - Capex for future years subject to Cash-in Lieu Reserve Funds received	Carry forward adjustments.	(182,098)
Beatty Park Leisure Centre – Heritage Grandstand Renewal	Deferred due to capacity and costs. Transfer budget to FAFC project.	(200,000)
Net Change		**681,538**

Capital Grants/Contributions:		
Leederville Oval Stadium Facility Renewal (Leased)	$270,557 of LRCI Phase 4 funding received this year.	270,557
North Perth Town Hall - Kitchen and Toilet Renewal - Main Hall	Carry forward adjustments and reallocate savings to Litis underpass project.	128,489
Annual Roads to Recovery Program	Carry forward adjustments.	91,842
Various	Carry forwards and reallocations.	195,097
Blackspot - Intersection of Beaufort and Harold Street	Project not going ahead. Reallocate Muni amount to traffic management.	(100,000)
Solar Installation (Belgravia/Gymnastics WA)	Contract ended. Project deferred.	(109,400)
Net Change		**476,585**

Reserves		
Carry Forward Projects	Increase in transfer to the Asset Sustainability Reserve due to carry-forward adjustments.	307,900
Beatty Park Leisure Centre – Heritage Grandstand Renewal	Deferred due to capacity and costs. To transfer funding to FAFC project.	200,000
Carry Forward Projects	Net decrease in transfer from the Asset Sustainability Reserve, Cash in Lieu Reserve and Percentage of Public Art Reserve due to carry-forward adjustments.	175,081
Art Funds	Increase in transfer to the Percentage for Public Art Reserve from developer contributions.	85,508
Sale of 25 Sydney Street	Decrease in transfer to the Public Open Space Reserve to reflect actual sales proceeds received from the sale.	(17,805)
Infrastructure Works - Litis Stadium	Additional works required for Floreat Athena Football Club clubrooms (FAFC). Funding transferred from BPLC – Heritage Grandstand Renewal.	(164,000)
Net Change		**586,684**

Revenue and Expenditure from Operating Activities

Overall, there is a proposed net decrease of $1,819,530 in the operating result (as per **Attachment 1**) that consists of the following:

- A decrease of $652,407 in operating revenue
- An increase of $1,167,123 in operating expenses

Some of the key budget movements in the operating activities are summarised in the table below:

Nature and Type	Description	Increase/(Decrease)
Income:		
Grants & Subsidies	RAC Reconnect Grant funding - Car Park to Great Place View St, North Perth.	80,000
Grants & Subsidies	Increase of DWER grant for Gnangara Waterwise- (parks tree mapping and Waste Water Reuse Feasibility study)	40,000
Grants & Subsidies	Reduction of financial assistance grants in FY2024 due to 100 percent advance payment received in the prior year	(650,000)
Fees and charges	FIFA Women's World Cup - reduction in bonds and parking management charges	(50,000)
Other Revenue	Reduced variable outgoing recoups in line with actuals	(51,465)
Others (Fees and charges and Other Revenue)	Other minor budget adjustments	(20,942)
Total Income		**(652,407)**
Expenditure:		
Utilities	Increase in utilities budget in line with actuals	64,363
Employee Costs	Increase in staff training expenses and rangers uniforms	3,970
Interest Expense	Increase in finance leases	7,752
Other Revenue	Increase in rates, levy and other miscellaneous	17,153
Materials and Contracts - Capital Transfer	Transfer from Capex to reflect the operational nature of expenditure: • $300k 40 Kph zone implementation road maintenance • $50k Software Licence Fees • $50k IT Consultants	400,000
Materials and contracts - Programmes and Events	Legal and consultancy fees for Implementing the Heads of Agreement and Major Land transaction and consultancy for Leederville Precinct Structure Plan $250k & additional funds to be spent from the RAC Reconnect grant $80k	330,000
Materials and contracts - Legal Fees	Legal fees for various land matters requiring additional advice & legal fees for SAT Hearings	130,000

Nature and Type	Description	Increase/(Decrease)
Materials and Contracts - Contracts	Estimated cost of contracted inspection service (food and public buildings). The cost will be offset by fees and charges.	125,320
Materials and contracts - Contractors	Increase in contractors' expenses - offset against increase in revenue	80,000
Materials and contracts - Others	Other minor budget adjustments	8,565
Total Expenditure		**1,167,123**
NET OPERATING IMPACT		**(1,819,530)**

Opening Surplus

The estimated opening surplus of $8,618,713 is based on the 2023/24 draft financial statements submitted to the Office of the Auditor General (OAG). In comparison, an estimated opening surplus of $4,098,616 was originally proposed in the 2023/24 adopted annual budget. The additional surplus of $4,520,099 consists of the following:

- An increase of $1,410,464 due to brought forward 2023-24 Financial Assistance Grants paid in 2022/23. On 6 June 2023, Local Governments were informed that there would be no advance payment of grants for that financial year. However, on 20 June 2023, this decision was revised and it was confirmed that 100 percent of the grants would be paid in 2022-23.

- A net increase of $1,050,676 in capital expenditure mainly due to carry-forward adjustments.

- A decrease of $261,178 in operating expenditure, representing 0.36% of the total budgeted operating expenditure for 2023/24.

- An increase of $1,797,780 in operating revenue, representing 2.56% of the total budgeted operating revenue for 2023/24. This consists of the following:

Description	Amount	% of 2023/24 Budgeted Operating Income $70m
Higher Beatty Park revenue due to increased memberships and admissions	476,010	0.68%
Higher car parking and infringement revenue	699,830	0.99%
Higher interest revenue, development fees, rates and other revenue	621,940	0.89%
Total	**1,797,780**	**2.56%**

The opening surplus will be updated in the next budget review to reflect the closing surplus of the finalised 2022/23 audited financial statements.

Closing Surplus

As detailed in the Rate Setting Statement at **Attachment 2**, the revised budget forecast at 30 June 2024 is a closing surplus of $1,954,040, representing an increase of $1,908,932 from the adopted budget.

In summary, the additional surplus is primarily driven by the following movements:

- Increase in the opening surplus of $4,520,099
- Net decrease in the operating result of ($1,819,530)
- Increase in capital expenditure of ($681,538), increase in non-operating grants of $426,585, and a net increase in reserves of ($586,684) mainly due to carry-forward adjustments.

Due to the current focus on carry-forward adjustments and known variances for the first quarterly review, a more extensive review of the operating and capital budget will be performed during the mid-year budget review. At that time, recommendations will be provided to the Council regarding the most effective use of the revised closing surplus.

CONSULTATION/ADVERTISING:

Not applicable.

LEGAL/POLICY:

This budget review is performed as a matter of good governance and is not required by the Act or associated regulations. The review is in accordance with the functions of the CEO as set out in section 5.41 of the Act:

5.41(d) "manage the day to day operations of the local government."

Imposition of fees and charges

(1) A local government may impose and recover a fee or charge for any goods or service it provides or proposes to provide, other than a service for which a service charge is imposed.*

** Absolute majority required.*

(3) Fees and charges are to be imposed when adopting the annual budget but may be —

(a) Imposed during a financial year; and*
(b) Amended from time to time during a financial year.*

** Absolute majority required.*

RISK MANAGEMENT IMPLICATIONS

Low: Conducting this budget review ensures Council is aware of any proposed expenditure which varies from that in the approved budget.

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 satisfied with the service we provide.

Our community is aware of what we are doing and how we are meeting our goals.

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

SUSTAINABILITY IMPLICATIONS:

The proposed Budget provides sufficient resourcing to deliver the City's sustainability initiatives.

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:

The various budget amendments set out in this paper increase the budget surplus at 30 June 2024 from $45,109 to $1,954,040.

CITY OF VINCENT

CITY OF VINCENT
FIRST QUARTER BUDGET REVIEW 2023/2024

STATEMENT OF COMPREHENSIVE INCOME
BY NATURE OR TYPE

Attachment - 1

	Adopted Budget	Proposed Revised Budget	Budget Increase/ (Decrease)
	2023/24	2023/24	2023/24
	$	$	$
Revenue			
Rates	42,302,811	42,302,811	0
Operating grants, subsidies and contributions	1,498,420	968,420	(530,000)
Fees and charges	22,143,204	22,076,584	(66,620)
Interest earnings	1,103,000	1,103,000	0
Other revenue	1,385,434	1,329,647	(55,787)
	68,432,869	67,780,462	(652,407)
Expenses			
Employee costs	(31,198,096)	(31,202,066)	(3,970)
Materials and contracts	(23,046,382)	(24,120,267)	(1,073,885)
Utility charges	(1,860,315)	(1,924,678)	(64,363)
Depreciation on non-current assets	(12,607,088)	(12,607,088)	0
Interest expenses	(495,449)	(503,201)	(7,752)
Insurance expenses	(804,195)	(804,195)	0
Other expenditure	(752,098)	(769,251)	(17,153)
	(70,763,623)	(71,930,746)	(1,167,123)
Gross result	(2,330,754)	(4,150,284)	(1,819,530)
Non-operating grants, subsidies and contributions	3,703,747	4,130,332	426,585
Profit on asset disposals	704,109	754,109	50,000
(Loss) on asset disposals	(47,335)	(47,335)	0
Fixed assets expensed	0	0	0
Net share of interest in Joint Ventures	0	0	0
Profit on Assets Held for Sale (TPRC Joint Venture)	1,666,666	1,666,666	0
Change in Equity WALGA Local Govt House Trust		0	0
Net result	**3,696,433**	**2,353,488**	**(1,342,945)**
Other comprehensive income			
Total comprehensive income	**3,696,433**	**2,353,488**	**(1,342,945)**

CITY OF VINCENT

CITY OF VINCENT
FIRST QUARTER BUDGET REVIEW 2023/2024

RATE SETTING STATEMENT **Attachment - 2**
BY NATURE OR TYPE

	Adopted Budget	Proposed Revised Budget	Budget Increase/ (Decrease)
	2023/24	2023/24	2023/24
	$	$	$
OPERATING ACTIVITIES			
Net current assets at start of financial year - surplus/(deficit)	4,098,614	8,618,713	4,520,099
Revenue			
Operating grants, subsidies and contributions	1,498,420	968,420	(530,000)
Fees and charges	22,143,204	22,076,584	(66,620)
Interest earnings	1,103,000	1,103,000	0
Other revenue	1,385,434	1,329,647	(55,787)
Profit on asset disposals	704,109	754,109	50,000
Profit on Assets Held for Sale (TPRC Joint Venture)	1,666,666	1,666,666	0
	28,500,833	27,898,426	(602,407)
Expenses			
Employee costs	(31,198,096)	(31,202,066)	(3,970)
Materials and contracts	(23,046,382)	(24,120,267)	(1,073,885)
Utility charges	(1,860,315)	(1,924,678)	(64,363)
Depreciation on non-current assets	(12,607,088)	(12,607,088)	0
Interest expenses	(495,449)	(503,201)	(7,752)
Insurance expenses	(804,195)	(804,195)	0
Other expenditure	(752,098)	(769,251)	(17,153)
Loss on disposal of assets	(47,335)	(47,335)	0
	(70,810,958)	(71,978,081)	(1,167,123)
Net Operating excluding Rates	(42,310,125)	(44,079,655)	(1,769,530)
(Profit) on disposal of assets	(704,109)	(754,109)	(50,000)
Loss on disposal of assets	47,335	47,335	0
Depreciation and amortisation on assets	12,607,088	12,607,088	0
Profit/loss on Assets Held for Sale - TPRC Joint Venture	(1,666,666)	(1,666,666)	0
Non-cash amounts excluded from operating activities	10,283,648	10,233,648	(50,000)
Amount attributable to operating activities	(32,026,477)	(33,846,007)	(1,819,530)
INVESTING ACTIVITIES			
Non-operating grants, subsidies and contributions	3,703,747	4,130,332	426,585
Proceeds from disposal of assets	1,713,000	1,763,000	50,000
Proceeds from Joint Ventures	1,666,666	1,666,666	0
Purchase of property, plant and equipment	(9,185,484)	(9,607,039)	(421,555)
Purchase and construction of infrastructure	(9,946,016)	(10,205,999)	(259,983)
Amount attributable to investing activities	(12,048,087)	(12,253,040)	(204,953)
FINANCING ACTIVITIES			
Proceeds from Self Supporting Loan	0	0	0
Principal elements of finance lease payments	(95,000)	(95,000)	0
Repayment of long term borrowings	(1,585,417)	(1,585,417)	0
Proceeds from new borrowings	0	0	0
Transfers to reserves (restricted assets)	(6,535,355)	(6,910,958)	(375,603)
Transfers from reserves (restricted assets)	5,934,019	5,722,938	(211,081)
Amount attributable to financing activities	(2,281,753)	(2,868,437)	(586,684)
Net current assets at June 30 c/fwd - surplus/(deficit)	**(42,257,703)**	**(40,348,771)**	**1,908,932**
Total amount raised from general rates	**42,302,811**	**42,302,811**	**0**
Net current assets at June 30 c/fwd - surplus/(deficit)	**45,109**	**1,954,040**	**1,908,932**

CITY OF VINCENT

CITY OF VINCENT
FIRST QUARTER BUDGET REVIEW 2023/24
CASH BACKED RESERVES

Attachment 3

Reserve Particulars	Adopted Budget Transfers to Reserve 30/06/2024 $	Proposed Budget Transfers to Reserve 30/06/2024 $	Net change Transfers to Reserve 30/06/2024	Adopted Budget Transfers from Reserve 30/06/2024 $	Proposed Budget Transfers from Reserve 30/06/2024 $	Net change Transfers from Reserve 30/06/2024 $
Asset Sustainability Reserve	3,354,334	3,662,233	307,900	(4,472,502)	(4,411,589)	60,913
Beatty Park Leisure Centre Reserve	0	0	0	(85,000)	(85,000)	0
Cash in Lieu Parking Reserve	15,771	15,771	0	(778,500)	(612,332)	166,168
Hyde Park Lake Reserve	0	0	0	0	0	0
Land and Building Acquisition Reserve	0	0	0	0	0	0
Leederville Oval Reserve	0	0	0	0	0	0
Loftus Community Centre Reserve	0	0	0	0	0	0
Loftus Recreation Centre Reserve	65,032	65,032	0	0	0	0
Office Building Reserve - 246 Vincent Street	0	0	0	0	0	0
Parking Facility Reserve	0	0	0	0	0	0
Percentage For Public Art Reserve	0	85,508	85,508	(222,000)	(238,000)	(16,000)
Plant and Equipment Reserve	0	0	0	0	0	0
POS reserve - General	800,000	782,195	(17,805)	(47,841)	(47,841)	0
POS reserve - Haynes Street	40,517	40,517	0	(100,000)	(100,000)	0
State Gymnastics Centre Reserve	12,905	12,905	0	0	0	0
Strategic Waste Management Reserve	230,130	230,130	0	0	0	0
Tamala Park Land Sales Reserve	1,666,666	1,666,666	0	0	0	0
Underground Power Reserve	0	0	0	0	0	0
Waste Management Plant and Equipment Reserve	0	0	0	(228,176)	(228,176)	0
	6,185,355	**6,560,957**	**375,603**	**(5,934,019)**	**(5,722,938)**	**211,081**

CITY OF VINCENT

Attachment - 4

CITY OF VINCENT
FIRST QUARTER BUDGET REVIEW 2023/24
CAPITAL BUDGET INCLUDING CARRY FORWARDS

Description	Adopted Budget 2023/2024	Proposed Revised Budget 2023/2024	Variance 2023/2024	Comments
Land and Building Assets				
Air Conditioning & HVAC Renewal				
Air Con & HVAC Renew - Library & Local History Centre	12,301	12,301	-	No change
Air Con & HVAC Renew - Miscellaneous	50,000	50,000	-	No change
Air Conditioning & HVAC Renewal - Admin	50,000	50,000	-	No change
Air Conditioning & HVAC Renewal Total				
Public Toilet Renewal Program				
Public Toilet Renewal - General Provision	25,000	25,000	-	No change
Public Toilet Renewal Program Total				
Beatty Park Leisure Centre – Repair and maintain Heritage Grandstand				
Beatty Park Leisure Centre – Heritage Grandstand Renewal	200,000	-	(200,000)	Deferred due to capacity and costs. To transfer budget to FAFC.
Beatty Park Leisure Centre – Repair and maintain Heritage Grandstand	22,629	22,629	-	No change
Beatty Park Leisure Centre – Repair and maintain Heritage Grandstand Total				
BPLC - Construction of Indoor Changerooms				
BPLC – Construct & Fit Out Indoor Pool Changerooms	650,000	722,394	72,394	Carry forward adjustments
BPLC - Construction of Indoor Changerooms Total				
North Perth Bowling Club Toilet & changeroom refurbishment				
North Perth Bowling Club	165,000	145,000	(20,000)	Reallocate project savings to miscellaneous asset renewal
North Perth Bowling Club Toilet & changeroom refurbishment Total				
Litis Stadium changeroom redevelopment				
Infrastructure Works - Litis Stadium	1,560,799	1,724,799	164,000	Additional works required for FAFC clubrooms
Litis Stadium changeroom redevelopment Total				
Beatty Park Leisure Centre - Facilities Infrastructure Renewal				
BPLC - Pool Tiling Works	800,000	820,000	20,000	Reallocation from plantroom budget. Required for floor stabilisation measures.
Plant room remedial works	100,000	114,733	14,733	Carry forward adjustments. Reallocate to pool tiling and facilities renewal.
BPLC - Facilities Infrastructure Renewal	350,000	380,236	30,236	Reallocation from plantroom.
Hyde Park West Toilets & Kiosk		6,598	6,598	Retention amount to be paid this financial year
Menzies Park Pavilion & Ablutions		6,390	6,390	Retention amount to be paid this financial year
Beatty Park Leisure Centre - Facilities Infrastructure Renewal Total				
Miscellaneous Asset Renewal (City Buildings)				
Misc Asset Renewal - City buildings	50,000	70,000	20,000	Reallocation of savings from North Perth Bowling Club.
North Perth Town Hall - Kitchen and Toilet Renewal - Lesser Hall	-	47,304	47,304	Carry forward adjustments
North Perth Town Hall - Kitchen and Toilet Renewal - Main Hall	-	153,375	153,375	Carry forward adjustments and reallocate savings to Litis underpass.
Miscellaneous Asset Renewal (City Buildings) Total				
Solar Photovoltaic System Installation				
Solar Installation (Belgravia/Gymnastics WA)	109,400	-	(109,400)	Contract ended. Project deferred.
Solar Installation - DLGSC Building	98,688	98,688	-	No change
Solar Photovoltaic System Installation Total				
Water and Energy Efficiency Initiatives				
Water and Energy Efficiency Initiatives	75,000	75,000	-	No change
Water and Energy Efficiency Initiatives Total				
Land and Building Asset Renewal Projects				
Admin Building - Additional Meeting Spaces	73,000	53,356	(19,644)	Carry forward adjustments
Administration Centre Renewals	100,000	100,000	-	No change
Leederville Oval Stad Fac Renewal (Leased)	316,629	613,747	297,118	Carry forward adjustments + $270,557 of LRCI Phase 4
Replace electrical distibution boards - multiple buildings - post asbestos removal	30,000	-	(30,000)	Program finished. Reallocate savings to Litis underpass.
Modifications to Litis Stadium Underpass	30,000	70,000	40,000	Reallocation of savings from electrical boards + North Perth Town Hall.
Non Fixed Asset Renewals - Works Depot	20,000	20,000	-	No change
Lease Property Non Scheduled Renewal	50,000	50,000	-	No change
DLGSC - Lighting Renewal	-	-	-	
Land and Building Asset Renewal Projects Total				
Land and Building Assets Total	**4,938,446**	**5,431,550**	**493,104**	

CITY OF VINCENT

CITY OF VINCENT
FIRST QUARTER BUDGET REVIEW 2023/24
CAPITAL BUDGET INCLUDING CARRY FORWARDS

Description	Adopted Budget 2023/2024	Proposed Revised Budget 2023/2024	Variance 2023/2024	Comments
Furniture & Equipment Assets				
ICT Renewal Program				
ICT Infrastructure Renewal	45,000	45,000	-	No change
ICT Renewal Program Total				
Enterprise Applications Upgrades				
Enterprise Applications Upgrade	100,000	-	(100,000)	Reallocation to Operational
Enterprise Applications Upgrades Total				
Beatty Park Leisure Centre - Furniture & Equipment				
BPLC Non-Infrastructure Fixed Asset Renewal	159,573	196,170	36,597	Carry forward adjustments
BPLC - Non Fixed Assets Renewal	60,050	114,106	54,056	Carry forward adjustments
Beatty Park Leisure Centre - Furniture & Equipment Total				
Public Arts Projects				
COVID-19 Artwork relief project	172,000	188,000	16,000	Carry forward adjustments
Public Arts Projects Total				
Accessible City Strategy Implementation Program				
Accessible City Strategy Implementation - Capex for future years subject to Cash-in Lieu Reserve Funds received	500,000	317,902	(182,098)	Carry forward adjustments
Accessible City Strategy Implementation Program Total				
Parking Machines Asset Replacement Program				
Parking Infrastructure Renewal Program	212,575	206,398	(6,178)	Project completed with savings
Parking Machines Asset Replacement Program Total				
Furniture & Equipment Assets Total	**1,249,198**	**1,067,576**	**(181,622)**	

CITY OF VINCENT

CITY OF VINCENT
FIRST QUARTER BUDGET REVIEW 2023/24
CAPITAL BUDGET INCLUDING CARRY FORWARDS

Description	Adopted Budget 2023/2024	Proposed Revised Budget 2023/2024	Variance 2023/2024	Comments
Plant & Equipment Assets				
Fleet Management Program				
P1276 - Toyota Corolla Hybrid Hatch	40,000	40,000	-	No change
P1272 - Nissan Leaf BEV Hatch	50,000	50,000	-	No change
P2210 - Nissan Navara Dual Cab	40,000	35,880	(4,120)	Adjustments to match commitment
P2207 - Nissan Navara Dual Cab	40,000	35,880	(4,120)	Adjustments to match commitment
P2203 - Nissan Navara King Cab Ttop	45,000	42,033	(2,967)	Adjustments to match commitment
P1264 - Toyota Camry	28,000	33,936	5,936	Adjustments to match commitment
P1267 - Toyota Camry Hybrid SL	45,000	45,000	-	No change
P1275 - Toyota Corolla Hybrid Hatch	25,000	25,000	-	No change
P1274 - Nissan Leaf BEV Hatch	25,000	25,000	-	No change
P1269 - Toyota Corolla Hybrid Hatch	25,000	25,000	-	No change
P1277 - Toyota Corolla Hybrid Hatch	25,000	25,000	-	No change
P1278 - Toyota Corolla Hybrid Sedan	25,000	25,000	-	No change
P1263 - Toyota Corolla Hybrid	40,000	25,000	(15,000)	Adjustments to match commitment
P2182 - Toyota Hilux Workmate Ttop	25,000	25,000	-	No change
P2208 - Nissan Navara	40,000	64,558	24,558	Adjustments to match commitment
P2206 - Nissan Navara King Cab Ttop	40,000	42,033	2,033	Adjustments to match commitment
P2205 - Nissan Navara King Cab Ttop	40,000	42,033	2,033	Adjustments to match commitment
P2204 - Nissan Navara King Cab Ttop	40,000	42,033	2,033	Adjustments to match commitment
P2202 - Nissan Navara King Cab Ttop	40,000	42,033	2,033	Adjustments to match commitment
P2201 - Nissan Navara King Cab Ttop	40,000	42,033	2,033	Adjustments to match commitment
P1280 - Toyota Corolla Hybrid Sedan	25,000	25,000	-	No change
P1279 - Toyota Camry Hybrid SL	28,000	28,000	-	No change
P2200 - VOLKSWAGEN Caddy Maxi TDI250	45,000	45,000	-	No change
P1273 - Nissan Leaf BEV Hatch	50,000	50,000	-	No change
P2209 - VW Caddy Maxi TDI250	40,000	40,000	-	No change
P2171 - Toyota Corolla Hybrid Hatch	25,000	25,000	-	No change
P2170 - Toyota Corolla Hybrid Hatch	25,000	25,000	-	No change
P2168 - Toyota Corolla Hybrid Hatch	25,000	25,000	-	No change
P1258 - Toyota Corolla Hybrid Hatch	23,500	34,430	10,930	Adjustments to match commitment
P2199 - Nissan Navara King Cab Ttop	40,000	40,000	-	No change
P2190 - Mitsubishi Triton Ttop	40,000	42,033	2,033	Adjustments to match commitment
P2196 - Nissan Navara King Cab Ttop	40,000	42,033	2,033	Adjustments to match commitment
P2195 - Nissan Navara King Cab Ttop	40,000	42,033	2,033	Adjustments to match commitment
P2194 - Nissan Navara King Cab Ttop	40,000	42,033	2,033	Adjustments to match commitment
P2198 - Nissan Navara King Cab Ttop	40,000	64,558	24,558	Adjustments to match commitment
Fleet Management Program Total				
Major Plant Replacement Program				
Heavy Fleet Replacement Program	1,396,340	1,396,340	-	Carry forward adjustments
Rubbish Compactor Rear Loader Tidy Bin Truck	*340,000*	*340,000*	-	No change
10 Tonne Rubbish Compactor Side Arm	*465,000*	*465,000*	-	No change
Single Axle Tipper Truck (Crane)	*180,000*	*180,000*	-	No change
Hydraulic power pack and breaker	*20,000*	*20,000*	-	No change
Large DPU	*15,000*	*15,000*	-	No change
Small DPU	*10,000*	*10,000*	-	No change
Tractor - Kubota (Parks Mowing)	*90,000*	*90,000*	-	No change
All Terrain Vehicle - Seadoo (Hyde Park)	*35,000*	*35,000*	-	No change
Mower - Flail Peruzzo (tow behind) (new will be Trimax - large)	*95,000*	*95,000*	-	No change
Single Axle Truck - Carry forward from 2022FY	*146,340*	*146,340*	-	No change
5 Tonne Rubbish Compactor Small Rear Loader	337,000	337,000	-	No change
Major Plant Replacement Program Total				
Artlets				
Artlets - Public Art - Sculpture	20,000	32,000	12,000	Carry forward adjustments
Artlets Total				
Parks Irrigation Upgrade &Renewal Program				
Weather Stations and Soil Moisture Probes		40,000	40,000	Gnangara waterwise grant project
Parks Irrigation Upgrade & Renewal Program Total				
Plant & Equipment Assets Total	**2,997,840**	**3,107,912**	**110,072**	

CITY OF VINCENT

CITY OF VINCENT
FIRST QUARTER BUDGET REVIEW 2023/24
CAPITAL BUDGET INCLUDING CARRY FORWARDS

Description	Adopted Budget 2023/2024	Proposed Revised Budget 2023/2024	Variance 2023/2024	Comments
Infrastructure Assets				
Robertson Park Development Plan - Stage 1				
Preliminaries	70,000	70,000	-	No change
Tennis Centre - Multisport Courts resurfacing, fencing, floodlighting, entry zone, signage, and supporting landscape and drainage works	868,000	990,000	122,000	Increase due to tender responses.
Construction Contigency	-	58,000	58,000	Increase due to tender responses.
Robertson Park Development Plan - Stage 1 Total				
Parks Fencing Renewal Program				
Multicultural Gardens - renew perimeter fencing	20,000	20,000	-	No change
Royal Park - renew volleyball court fencing	30,000	30,000	-	No change
Parks Fencing Renewal Program Total				
Parks Irrigation Upgrade &Renewal Program				
Sutherland St - renew irrigation, groundwater bore and electrical cabinet	75,000	75,000	-	No change
Axford Park - renew in-ground irrigation system and electrical cabinet	80,000	80,000	-	No change
Keith Frame Res - renew ground irrigation system and electrical cubicle and bore renewal	145,000	145,000	-	No change
Charles Veryard - renew in-ground irrigation system and electrical cabinet	250,000	250,000	-	No change
Forrest Park - renew groundwater bore	45,000	45,000	-	No change
Britannia Reserve - renew groundwater bore (south) No 40	45,000	45,000	-	No change
Brigatti Gardens - renew electrical cabinet	-	15,000	15,000	Carry forward adjustments
Les Lilleyman - upgrade in-ground irrigation system and electrical cabinet	-	40,618	40,618	Carry forward adjustments
Menzies Park - Replace Irrigation System	-	59,110	59,110	Carry forward adjustments
Parks Irrigation Upgrade &Renewal Program Total				
Road Maintenance Programs – MRRG				
Annual MRRG Program - bgt to be split	119,963	119,963	-	No change
MRRG - ANZAC Road (Sasse Av RAB)	63,136	63,136	-	No change
MRRG - Brady St (A) - Powis St to Tasman	200,049	200,049	-	No change
MRRG - Loftus St NB (A) - Leederville Pde to Vincent St	247,921	247,921	-	No change
MRRG - Loftus St SB (B) - Leederville Pde to Vincent St	310,500	310,500	-	No change
MRRG - Lord St - Harold St to Walcott St	168,431	168,431	-	No change
Fitzgerald St (2) - Newcastle to Carr	-	7,970	7,970	Carry forward adjustments
Beaufort St (2) - Bulwer to Lincoln	-	9,555	9,555	Increase due to invoices paid this financial year.
Road Maintenance Programs – MRRG Total				
Road Maintenance Programs – Local Road Program				
Annual Local Roads Program - bgt to be split	1,633,933	1,787,472	153,539	Carry forward adjustments
LRP - Albert Street – Barnet Street to Charles Street	-	-		
LRP - Amy Street - Lake Street to End	-	-		
LRP - Barnert Street - Bourke Street to Barnet Place	-	-		
LRP - Barnet Place - Barnet Street to Cul-De-Sac	-	-		
LRP - Blake Street - Norham Street to Walcott Street	-	-		
LRP - Bondi Street - Cul-De-Sac to Matlock Street	-	-		
LRP - Chamberlain Street - Loftus Street to Pennant Street	-	-		
LRP - Dunedin Street - Woodstock Street to Scarborough Beach Road	-	-		
LRP - Haley Avenue - Bruce Street to Richmond Street	-	-		
LRP - Hardy Street - Howlett Street to Scarborough Beach Road	-	-		
LRP - Howlett Street - Pennant Street to Charles Street	-	-		
LRP - Kadina Street - Barnet Place to Charles Street	-	-		
LRP - Macedonia Place - Albert Street to Cul-De-Sac	-	-		
LRP - Melrose Street - Oxford Street to End	-	-		
LRP - Pennant Street - Kadina Street to Scarborough Beach Road	-	-		
LRP - Richmond Street - Oxford Street to Leicester Street	-	-		
LRP - Stuart Street - Fitzgerald Street to Lake Street	-	-		
LRP - Tay Place - Albert Street to Kadina Street	-	-		
LRP - The Boulevard - Britannia Road to Anzac Road	-	-		
LRP - View Street to Alma Road	-	-		
LRP - Stamford Street – Melrose Street to Freeway off Ramp	-	-		
Guildford Rd - Walcott to East Parade	-	11,506	11,506	Increase due to invoices paid this financial year.
Road Maintenance Programs – Local Road Program Total				
Parks Greening Plan Program				
Greening program - Robertson Park	50,000	61,000	11,000	No change
Greening plan	261,550	150,000	(111,550)	Carry forward adjustments. No outstanding projects from 2022/23.
Parks Greening Plan Program Total				

CITY OF VINCENT

CITY OF VINCENT
FIRST QUARTER BUDGET REVIEW 2023/24
CAPITAL BUDGET INCLUDING CARRY FORWARDS

Description	Adopted Budget 2023/2024	Proposed Revised Budget 2023/2024	Variance 2023/2024	Comments
Traffic Management Improvements				
Britannia Road Improvements	40,000	40,000	-	No change
Minor Traffic Management Improvements	124,339	200,000	75,661	Carry forward adjustments
Harold and Lord St Intersection	22,850	22,850	-	No change
Alma/Claverton Local Area Traffic Management	-	421	421	Increase due to invoices paid this financial year.
Traffic Management Improvements Total				
Parks Playground / Exercise Equipment Upgrade & Renewal Program				
Weld Square - replace basketball backboards	10,000	10,000	-	No change
Kyilla Park - soft fall replacement	60,000	60,000	-	No change
Braithwaite Park - playground and soft fall replac (south)	150,000	150,000	-	No change
Ellesmere/Matlock St Res - repl playground soft fall	10,000	10,000	-	No change
Menzies Park - replace playground soft fall	50,000	50,000	-	No change
Ellesmere Street Reserve - replace playground soft fall	80,000	70,000	(10,000)	Reallocate savings to Keith Frame and Local Parks operational.
Ellesmere Street Reserve - replace playground shade sails	18,000	18,000	-	No change
Cricket Wicket Renewal Program	25,000	25,000	-	No change
Parks Playground / Exercise Equipment Upgrade & Renewal Program Total				
Parks Infrastructure Upgrade & Renewal Program				
Smith`s Lake - resurfacing of boardwalk	25,000	25,000	-	No change
Street / POS furniture renewal - Town Centres	5,000	5,000	-	No change
Hyde Street Reserve - replace Gazebo	10,000	10,000	-	No change
Parks Infrastructure Upgrade & Renewal - BBQ provision	45,000	45,000	-	No change
Hyde Park - Renewal of path lighting poles	-	76,000	76,000	Carry forward adjustments and increase due to invoices paid this FY.
Parks Infrastructure Upgrade & Renewal Program Total				
Accessible City Strategy Implementation Program				
Wayfinding Implementation Plan - Stage 1	198,000	198,000	-	No change
Accessible City Strategy Implementation Program Total				
Gully Soak-well and Minor Drainage Improvement Program				
Mt Hawthorn West Drain Improv – Stage 1	40,000	40,000	-	No change
Gully Soak Well Program	134,710	134,710	-	No change
Minor Drainage Improvement Program	639,838	550,000	(89,838)	Carry forward adjustments and transfer to Reserve.
Britannia Reserve Main Drain Renewal Stages 1 & 2	-	21,670	21,670	Carry forward adjustments.
Gully Soak-well and Minor Drainage Improvement Program Total				
Road Maintenance Programs – State Black Spot				
State Black Spot Programs scheduled annually	80,000	80,000	-	No change
Blackspot - Fitzgerald/Lawley, West Perth	74,940	64,236	(10,704)	Carry forward adjustments.
Blackspot - Fitzgerald/Forrest, North Perth	36,690	38,400	1,710	Carry forward adjustments.
Blackspot - Broome/Wright, Highgate	248,400	248,400	-	No change
Blackspot - Intersection of Beaufort and Harold Street	150,000	-	(150,000)	Project not going ahead. Reallocate Muni amount to traffic management.
Blackspot - Brady Street & Tasman Street	-	-	-	No change
William/Forrest - instal traffic island on eastern leg of Forrest St and provide additional STOP sign	-	-	-	No change
Road Maintenance Programs – State Black Spot Total				
Road Maintenance Programs – Roads to Recovery				
Annual Roads to Recovery Program - bgt to be split	233,740	325,582	91,842	Carry forward adjustments.
R2R - Brentham Street - Egina and Raglan	-	-	-	No change
R2R - Egina Street - Scarborough Beach Road to Berryman Street	-	-	-	No change
Road Maintenance Programs – Roads to Recovery Total				
Car Parking Upgrade/RenewalProgram				
Accessibility audits and proposed project implementation	50,000	50,000	-	No change
Macedonia Place Car Park	50,000	40,000	(10,000)	Project completed with savings
ASeTTS Car Park - 286 Beaufort Street	20,000	20,000	-	No change
Access and Inclusion (DAIP) – ACROD Parking Improve Program	60,000	60,000	-	No change
Minor Capital Improv of City Car Parks (General Provision)	37,000	37,000	-	No change
Car Parking Upgrade/RenewalProgram Total				
Public Open Space Strategy Implementation Plan				
Birdwood Square - Public Toilets	294,000	294,000	-	No change
Public Open Space Strategy Implementation	30,000	30,000	-	No change
Public Open Space Strategy Implementation Plan Total				

CITY OF VINCENT

CITY OF VINCENT
FIRST QUARTER BUDGET REVIEW 2023/24
CAPITAL BUDGET INCLUDING CARRY FORWARDS

Description	Adopted Budget 2023/2024	Proposed Revised Budget 2023/2024	Variance 2023/2024	Comments
Parks Lighting Renewal Program				
Lighting Renewal Program - General Provision	50,000	50,000	-	No change
Parks Lighting Renewal Program Total				
Community Safety Initiatives				
Laneway Lighting Program	120,000	120,000	-	No change
Community Safety Initiatives Total				
Banks Reserve Master Plan Implementation				
Walter`s Brook Crossing	200,000	213,566	13,566	Carry forward adjustments.
Boardwalk - Interpretation Node		20,000	20,000	Increase due to DBCA grant for interpretation node received in June 2023.
Banks Reserve Master Plan Implementation Total				
Footpath Upgrade and Renewal Program				
Footpath Upgrade and Renewal Program	269,682	258,092	(11,590)	Carry forward adjustments.
Footpath Upgrade and Renewal Program Total				
Haynes Street Reserve Development Plan Implementation				
Haynes St Reserve Development Plan 1 & 2	147,841	147,841	-	No change
Haynes Street Reserve Development Plan Implementation Total				
Rights of Way Rehabilitation Program				
Rights of Way Rehab Program	173,000	230,657	57,657	Carry forward adjustments.
Rights of Way Rehabilitation Program Total				
Parks Eco-Zoning Program				
Jack Marks Reserve - Eco-zoning	10,000	10,000	-	No change
Blackford Street Reserve - Eco-zoning	10,000	10,000	-	No change
Monmouth Street	8,136	8,136	-	No change
Charles Veryard Reserve - Eco-zoning	-	1,404	1,404	Increase due to invoices paid this financial year.
Parks Eco-Zoning Program Total				
Parks Pathways Renewal Program				
Redfern/Norham St Res - re-asphalt existing bitumen pathways	5,000	5,000	-	No change
Tony Di Scerni Pathway - re-asphalt existing bitumen pathways	100,000	100,000	-	No change
Parks Pathways Renewal Program Total				
Car Parking Upgrade/Renewal Program				
HBF Stadium Car Park	49,250	49,250	-	No change
Car Parking Upgrade/Renewal Program Total				
Bus Shelter Replacement and Renewal Program				
Bus Shelters - Replace & Upgrade	86,651	70,000	(16,651)	Carry forward adjustments
Bus Shelter Replacement and Renewal Program Total				
Parks Playground / Exercise Equipment Upgrade & Renewal Program				
Ivy Park - upgrade/repl playground equipment	89,934	89,934	-	No change
Lynton St Res - Renew/rep playground equipment	79,932	79,932	-	No change
Charles Veryard Res - Replacl playground	59,904	59,904	-	No change
Parks Playground / Exercise Equipment Upgrade & Renewal Program Total				
Street Lighting Renewal Program				
Beaufort St - Art Deco Median Lighting Renewal	127,000	-	(127,000)	Carry forward adjustments and transfer to Reserve.
Street Lighting Upgrade Program	91,843	-	(91,843)	Transfers to Reserve to allow condition audit to drive scope.
Street Lighting Renewal Program Total				
Skate Space at Britannia Reserve				
Mt Hawt Skate Park - Youth Skate Facility (Election Commitment)	311,353	311,353	-	No change
Skate Space at Britannia Reserve Total				
North Perth Town Centre Place Plan				
Tree Up Lighting	60,000	60,000	-	No change
North Perth Town Centre Place Plan Total				
Bicycle Network				
Bicycle Network - Travel Smart Actions	10,500	16,000	5,500	
Bicycle Network	150,000	185,430	35,430	Carry forward adjustments
Bicycle Network Total				
Infrastructure Assets Total	**9,946,016**	**10,205,999**	**259,983**	
Grand Total	**19,131,500**	**19,813,038**	**681,538**	

12 CHIEF EXECUTIVE OFFICER

12.1 COUNCIL BRIEFING AND ORDINARY MEETING OF COUNCIL DATES FOR 2024

Attachments: **1. Council Briefing and Ordinary Meeting of Council Dates 2024**

RECOMMENDATION:

That Council:

1. ADOPTS the 2024 monthly cycle of Council Briefings and Ordinary Meetings of Council, each commencing at 6:30pm and held at the City of Vincent Council Chambers, 244 Vincent Street, Leederville, as listed below and shown in the calendar at Attachment 1; and

Council Briefing	Ordinary Meeting of Council
6 February	13 February
12 March	19 March
16 April	23 April
14 May	21 May
11 June	18 June
16 July	23 July
13 August	20 August
10 September	17 September
15 October	22 October
12 November	19 November
3 December	10 December

1.

2. PROVIDES local public notice of the Council Briefing and Ordinary Meeting of Council dates, time and place, as listed in Recommendation 1. above.

PURPOSE OF REPORT:

To approve the dates for Council Briefings and Ordinary Meetings of Council for 2024.

BACKGROUND:

The *Local Government Act 1995* (Act) requires that Council meet at least once every three months. Regulation 12 of the *Local Government (Administration) Regulations 1996* provides that the Chief Executive Officer must publish on the local government's website the meeting details for Ordinary Council meetings before the beginning of the year in which the meetings are to be held. Consequently, Council must determine its Ordinary Council Meeting dates and times for the next twelve months.

DETAILS:

The updated Council Briefing and Ordinary Meeting of Council dates are below and in the calendar at **Attachment 1**.

Council Briefing	Ordinary Meeting of Council
6 February	13 February
12 March	19 March
16 April	23 April
14 May	21 May
11 June	18 June
16 July	23 July
13 August	20 August
10 September	17 September
15 October	22 October
12 November	19 November
3 December	10 December

The City's Governance Framework 2020 provides for a monthly meeting cycle comprising a Council Briefing on the second Tuesday of the month followed by a Council Meeting on the third Tuesday. The Governance Framework also allows for the Council Briefings and Council Meetings to be adjusted to avoid being held during school holidays. It also notes the bringing forward of the February meeting cycle to minimises the gap between the last meeting in 2023 and the first meeting in 2024.

To accommodate the decision making cycle around the fall of school holidays in 2024 and to ensure an appropriate interval between Council Meetings the following changes are proposed:

- February Council Meeting scheduled for the second Tuesday.
- April Council Meeting Scheduled for the fourth Tuesday.
- July Council Meeting scheduled for the fourth Tuesday.
- October Council Meeting scheduled for the fourth Tuesday.
- December Council Meeting scheduled for the second Tuesday

The determination of Council meeting dates provides the foundation for the City to schedule all other Council and organisational requirements around the calendar, including general council workshops and special budget workshops.

The Administration is also able to schedule the timeframes to ensure that appropriate advice is provided to Council so that an informed decision can be made.

Tuesdays which are not allocated for an Ordinary Meeting of Council, Briefing or Workshop will be reserved for Council professional development with a program to be settled in consultation with Council members.

The annual financial statements and receipt of the Auditor's Report is an essential component of the Annual Report. In accordance with section 5.27 of the *Local Government Act 1995* the Annual General Meeting of Electors must be held within 56 days of Council's acceptance of the Annual Report.

While it is scheduled that the Annual Report will be presented to the Ordinary Meeting of Council on 10 December 2023, this will be entirely dependent on the receipt of the Audit Report.

Subject to the above, the Annual General Meeting of Electors is tentatively scheduled to be held on Thursday, 1 February 2024 to commence at 7:00pm.

CONSULTATION/ADVERTISING:

In accordance with Regulation 12 of the *Local Government (Administration) Regulations 1996,* the Council Briefing and Ordinary Meeting of Council dates will be published in both local newspapers, on the City's website and on the City's notice boards.

LEGAL/POLICY:

Section 5.3 of the Act states:

"Ordinary and Special Council meetings:

(1) A Council is to hold ordinary meetings and may hold special meetings;
(2) Ordinary meetings are to be held not more than three months apart; and
(3) If a Council fails to meet as required by subsection (2) the CEO is to notify the Minister of that failure."

Regulation 12 of the *Local Government (Administration) Regulations 1996* states:

"(1) In this regulation —
***meeting details**, for a meeting, means the date and time when, and the place where, the meeting is to be held.*

(2) The CEO must publish on the local government's official website the meeting details for the following meetings before the beginning of the year in which the meetings are to be held —
(a) ordinary council meetings;
(b) committee meetings that are required under the Act to be open to members of the public or that are proposed to be open to members of the public.

The Meeting Procedures Local Law 2008 and Council Meeting Procedures Policy provides guidance on the publication of agendas.

RISK MANAGEMENT IMPLICATIONS:

Low: The proposed monthly cycle will provide consistency in the sequencing of briefings and meetings and will increase transparency by ensuring financial statements are included in the Council Briefing Agenda.

STRATEGIC IMPLICATIONS:

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

Innovative and Accountable

We are open and accountable to an engaged community.

Our community is aware of what we are doing and how we are meeting our goals.

City of Vincent Meeting Cycle 2024

	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T
JAN	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31								
FEB				AGM	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29							
MAR					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31				
APR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30									
MAY			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31						
JUN						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30				
JUL	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31								
AUG				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31					
SEP							1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30			
OCT		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31							
NOV					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30					
DEC							1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31		

School Holidays

School holidays

School

School Holidays

School Holidays

School Holidays

School Holidays

School Holidays

Budget W/Shop | Workshop | Briefing | OMC | Audit Committee | School Holidays

Council Capacity Building | Public Holiday

12.2 APPOINTMENT OF COUNCIL MEMBERS AND COMMUNITY REPRESENTATIVES TO THE CITY OF VINCENT AUDIT COMMITTEE

Attachments:
1. **Resume - Applicant 1 - Confidential**
2. **Resume - Applicant 2 - Confidential**
3. **Resume - Applicant 3 - Confidential**

RECOMMENDATION:

That Council:

1. **In accordance with section 7.1A of the *Local Government Act 1995,* APPROVES BY ABSOLUTE MAJORITY the appointment of the following Council Members to the City's Audit Committee for the term 22 November 2023 to the date of the next ordinary local government election, 16 October 2025:**

   Mayor Alison Xamon;

   Cr Ron Alexander;

   Cr Alex Castle;

   Cr Jonathan Hallett;

2. **In accordance with section 7.1A of the *Local Government Act 1995,* APPROVES BY ABSOLUTE MAJORITY the appointment of the following three external independent members details contained in Confidential Attachments 1, 2 and 3 to the City's Audit Committee for the term 22 November 2023 to the date of the next ordinary local government election, 16 October 2025:**

   - **Applicant 1;**
   - **Applicant 2;**
   - **Applicant 3;**

PURPOSE OF REPORT:

To appoint Council Members and three independent external members to the City's Audit Committee.

BACKGROUND:

The primary function of the City's Audit Committee is to review the City's annual external audit and to liaise with the City's internal and external auditors to ensure that the City is appropriately managing its affairs. The objectives and powers of the Audit Committee are set out in its Terms of Reference.

DETAILS:

The Audit Committee comprises of up to seven members, with up to three external independent members.

Administration invited expressions of interest for suitably qualified persons to nominate for the external independent member positions on the City's website and social media. Advertisements were also placed in the City's local papers.

Nominees were requested to provide a current resume and/or a covering letter to demonstrate their knowledge and experience of:

- business or financial management/reporting;
- risk management systems and procedures;
- internal business controls; and
- legislative compliance programs.

A total of three submissions were received, including two from current independent members of the Audit Committee.

The resumes of the nominees are at **Confidential Attachments 1, 2 and 3.** The calibre of the nominees is strong, having relevant and diverse expertise and an interest in Internal Audit and management. Administration believes that the nominees will contribute positively to the effectiveness of the Audit Committee.

The Audit Committee meetings are held approximately every three months, or more regularly as required. The proposed meeting dates for 2024 will be presented to the Audit Committee meeting on 7 December 2023 for approval. Audit Committee meetings are currently held on a Thursday at 4:00pm.

CONSULTATION/ADVERTISING:

Nominations were invited between 14 September 2023 to 9 October 2023 in the following ways:

- on the City's website and social media pages; and
- direct correspondence to previous members and members of relevant community groups.

LEGAL/POLICY:

Division 7.1A of the *Local Government Act 1995* sets out the requirement for Local Governments to establish an Audit Committee and sets out a range of requirements applicable to Audit Committees. Importantly, an Audit Committee must have at least three members, and the majority of members are to be Council Members.

The *Local Government (Audit) Regulations 1996* further prescribe the functions of an Audit Committee.

The Audit Committee Terms of Reference sets out in detail how the City's Audit Committee will function.

RISK MANAGEMENT IMPLICATIONS:

Low: The Audit Committee plays a key role in addressing the City's corporate risks and ensuring legislative compliance. Therefore the selection of appropriately skilled and qualified members of the Audit Committee is important in addressing organisational risk and ensuring good corporate governance.

STRATEGIC IMPLICATIONS:

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

Innovative and Accountable

We are open and accountable to an engaged community.

Our community is aware of what we are doing and how we are meeting our goals.

FINANCIAL/BUDGET IMPLICATIONS:

Nil. Committee Members are not paid.

12.3 APPOINTMENT OF COUNCIL MEMBERS TO CHIEF EXECUTIVE OFFICER PERFORMANCE REVIEW PANEL

Attachments: **Nil**

RECOMMENDATION:

That Council:

1. **APPOINTS the following Council Members to the Chief Executive Officer (CEO) Performance Review Panel for the term 21 October 2023 to the next ordinary local government election, 18 October 2025:**

    1. **Mayor Xamon** **Chairperson**
    2. **Cr Alex Castle**
    3. **Cr Ron Alexander**
    4. **Cr Jonathan Hallett**

2. **NOTES appointed Council Members are required to undertake relevant CEO performance review training course provided by the Western Australian Local Government Association (WALGA), or similar industry recognised training provider, within six months of appointment to the panel.**

PURPOSE OF REPORT:

To appoint Council Members to the CEO Performance Review Panel.

BACKGROUND:

The City's Policy CEO Annual Performance Review sets out the annual performance and remuneration review process for the City's Chief Executive Officer (CEO). In accordance with this policy Council shall establish a CEO Performance Review Panel (Panel) which comprises of the Mayor, as the Chairperson, and at least two other Council Members. The membership term is two years, expiring at the next ordinary local government election.

DETAILS:

The City's previous Panel members were appointed by Council at the 16 November 2021 meeting for a term expiring at the 21 October 2023 local government ordinary election. The members were Mayor Emma Cole (Chairperson), Cr Gontaszewski, Cr Castle and Cr Ioppolo.

All Council Members appointed to the CEO review panel must undertake relevant CEO performance review training course provided by the Western Australian Local Government Association (WALGA), or similar industry recognised training provider, within six months of appointment to the panel.

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

Clause 1 of Policy *CEO Annual Performance Review* states that:

"*1.1 The Council shall establish a CEO Performance Review Panel (the Panel) to have carriage and oversight of the Annual Review Process.*

1.2 The Panel shall be appointed by resolution of Council for a two year term ending on the date of the next ordinary local government election.

1.3 The Panel shall comprise up to four members, including the Mayor as Chairperson and at least two other Council Members.

1.4 The primary functions of the Panel are to:

(a) Subject to clause 2.4, determine the scope of work to engage a consultant to assist with the conduct of the review process;

(b) Review quotations received from consultants to assist with the conduct of the review process;

(c) Provide a recommendation to Council on the appointment of a suitable consultant to assist with the conduct of the review process;

(d) Manage the consultant appointed by Council;

(e) Review the results of the performance review process and remuneration review and provide a recommendation to Council on the same; and

(f) Discuss possible KPIs and measurements with the CEO for reporting to Council arising from the performance review process."

Section 5.39B of the *Local Government Act* requires a local government to prepare and adopt (by absolute majority) standards to be observed by the local government for CEO recruitment, performance and termination. These standards must incorporate the standards prescribed in regulation. Council adopted CEO Standards at its 23 March 2021 meeting.

RISK MANAGEMENT IMPLICATIONS:

Low: Appointment of Council Members to the Panel will ensure the CEO's annual review process is conducted in accordance with the Policy.

STRATEGIC IMPLICATIONS:

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

Innovative and Accountable

We are open and accountable to an engaged community.

Our community is aware of what we are doing and how we are meeting our goals.

SUSTAINABILITY IMPLICATIONS:

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

PUBLIC HEALTH IMPLICATIONS:

This does not contribute to any priority health outcomes of the City's *Public Health Plan 2020-2025*.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

12.4 APPOINTMENT OF COUNCIL MEMBERS AND COMMUNITY REPRESENTATIVES TO ARTS ADVISORY GROUP

Attachments:
1. **DRAFT Arts Advisory Group - Terms of Reference** ⇩
2. **Arts Advisory Group nominations - November 2023 - Confidential**

RECOMMENDATION:

That Council:

1. **APPROVES the Terms of Reference for the Arts Advisory Group, as at Attachment 1;**

2. **APPOINTS the following Council Members as Council's representatives on the Arts Advisory Group for a term expiring on 18 October 2025.**

   Members:

   1. **Cr Suzanne Worner;**
   2. **Cr Sophie Greer;**
   3. **Cr Ashley Wallace**

   and the Chair of the Advisory Group will be Cr Worner;

3. **APPOINTS to following community members to the Arts Advisory Group, as detailed in Confidential Attachment 2;**

   1. **Applicant 1;**
   2. **Applicant 2;**
   3. **Applicant 3;**
   4. **Applicant 4;**
   5. **Applicant 5;**
   6. **Applicant 6;**
   7. **Applicant 7;**

PURPOSE OF REPORT:

To appoint Council Members and community representatives to the City's Arts Advisory Group (Arts)).

BACKGROUND:

Council Policy Advisory Groups provides that:

1.3 Advisory Groups will operate in accordance with the Terms of Reference approved by Council which provide:

a) A clear statement of objective and the scope of activity to be undertaken;
b) Membership/stakeholder representation;
c) The operational and administrative framework by which activities are to occur.

DETAILS:

Nominations closed 5:00pm on 9 October 2023. Administration undertook an assessment of the nominations in terms of the relevant skills and experience of each applicant. The assessment and recommendations are attached at **Confidential Attachment 2**.

All current members of the Arts Advisory Group have renominated to continue on the group and bring extensive experience and understanding of the Vincent processes and context.

Arts Advisory Committee typically meets four times a year Wednesday 5:30pm – 6:30pm.

CONSULTATION/ADVERTISING:

Nominations were invited between 14 September 2023 to 9 October 2023 in the following ways:

- on the City's website and social media pages; and
- direct correspondence to previous members and members of relevant community groups

LEGAL/POLICY:

The membership requirements for the Advisory Groups is set out in clause 2.1 of the City's Policy Advisory Groups.

RISK MANAGEMENT IMPLICATIONS

Low/Medium: There is low risk in the City appointing new Elected Members and community representatives to the City's advisory groups.

STRATEGIC IMPLICATIONS:

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

Connected Community

We have enhanced opportunities for our community to build relationships and connections with each other and the City.

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:

Nil. Advisory Groups are not paid.

Arts Advisory Group Terms of Reference

1. OBJECTIVE

The Arts Advisory Group (Advisory Group) will play an important role in encouraging and promoting the Arts in the City of Vincent, particularly through the provision of expertise and opinion on the City's art strategy, programs and projects. Objectives of the Advisory Group are to:

- act in an advisory capacity to advocate for and promote the Arts in the City of Vincent;
- provide advice and make recommendations to the City relating to its art commissions, collection, policies, programs and projects;
- support the City in the implementation of the Arts Plan; and
- represent the Arts Advisory Group on arts-related assessment panels as required.

2 MEMBERSHIP

Membership of the Advisory Group shall comprise the following persons as determined by Council:

2.1 Two (2) Council Members

2.2 Up to ten (10) Community/Stakeholder Representatives

Up to ten representatives from one or more of the following backgrounds/categories, as determined by Council:

- expertise in management of cultural infrastructure and any/all artforms including but not limited to visual, performance, literature, music, photography, film.
- representative of –
    - culturally and linguistically diverse community;
    - young and emerging artists;
    - Aboriginal and Torres Strait Islander community;
- Expertise in public art and its place in the community.

2.3 City Officers

The appropriate Executive Director, Manager and/or Officer as determined by the Chief Executive Officer.

3. TERM OF MEMBERS

3.1 The term of membership of the Advisory Group shall be a period of two (2) years and is to align with the local government elections cycle, with membership expiring at the next ordinary local government election.

4. ROLE OF CHAIRPERSON

4.1 The Advisory Group Chairperson is to be appointed by the Council.

Arts Advisory Group Terms of Reference

4.2 The Council appointed Chairperson will preside at all meetings. In the absence of the Chairperson, a person elected by the quorum will assume the Chair for that meeting. The Advisory Group should be chaired by a Council Member (if possible), or then by a Senior City Officer.

4.3 The Chairperson (in liaison with the most Senior City Employee appointed to the Advisory Group) shall ensure that the Advisory Group operates in accordance with Advisory Group Policy and Code of Conduct at all times.

5. MEETING PROCEDURES

5.1 Meetings

(a) Unless approved by Council or there is a need to address an urgent issue (the latter to be agreed by the Chairperson and the Chief Executive Officer), the Advisory Group shall meet quarterly. Additional meetings may be convened at the discretion of the Chief Executive Officer.

(b) At the first meeting after convening, the Advisory Group shall determine a Schedule of Meeting dates for the reminder of the year. (These dates are to be included in the City's monthly "Calendar of Events".)

5.2 Quorum

A quorum shall be by simple majority plus one.

5.3 Agendas

(a) The Executive Director having responsibility for the Advisory Group will determine the Agenda for each meeting.

(b) All meetings shall be confined to items listed on the Agenda.

5.4 Minutes/Meeting Notes

(a) The Executive Director having responsibility for the Advisory Group, in liaison with the Advisory Group Chairperson, shall be responsible to ensure the preparation and accuracy of the Minutes/meeting notes.

(b) Items considered at the meeting will not be voted upon. The Minutes/meeting notes of the Advisory Group will record consensus agreement on actions and any points of agreement/disagreement. They will not reflect verbatim discussion on issues or matters discussed during debate prior to consensus agreement being reached. At the end of each meeting, the City's Officer in attendance will read out the agreed actions and any points of agreement to the meeting to ensure they are accurately reflected to the consensus view.

(c) Minutes/meeting notes of the meeting will be prepared by the Responsible Officer and distributed to members within five (5) working days after the date of the meeting.

Arts Advisory Group Terms of Reference

(d) Advisory Group unconfirmed Minutes/meeting notes are to be reported through relevant Directorate reports with recommendations regarding the views and proposals of the Advisory Group to the next available Ordinary Council Meeting. (Minutes/meeting notes not requiring a Council decision will be included on the Information Bulletin). Reports will consider each proposal to ensure it is:

(i) Consistent with the City's established strategic and operational planning and the objective for which the Advisory Group was established.

(ii) Within the City's capacity relevant to staffing, resources and adopted budget and also operational effectiveness and efficiencies.

(iii) Endorsed by Council resolution, where funding from external sources is proposed.

(e) The Minutes/meeting notes shall accurately record the details of any disclosure of interest and the extent of such interest. The Minutes/meeting notes shall also record the times any person who has made a disclosure, has departed and/or re-enters the meeting.

DRAFT

OFFICE USE ONLY	
Responsible Officer	Executive Manager Strategic Projects and Urban Design
Initial Council Adoption	DD/MM/YYYY
Reviewed / Amended	DD/MM/YYYY
Next Review Date	OCTOBER 2025

12.5 APPOINTMENT OF COUNCIL MEMBERS TO THE METRO INNER NORTH JOINT DEVELOPMENT ASSESSMENT PANEL

Attachments:

1. **Department of Planning, Lands and Heritage Letter - Local Government Nominations**
2. **Local Government Development Assessment Panel Members - Nomination Form**

RECOMMENDATION:

That Council APPOINTS the following Council Members to represent the City of Vincent on the Inner City North Joint Development Assessment Panel (JDAP) for the period 26 January 2024 to 26 January 2026:

Member:	**Alternate Members:**
1. Cr Ashley Wallace	**1. Cr Jonathan Hallett**
2. Cr Nicole Woolf	**2. Cr Alex Castle**

PURPOSE OF REPORT:

To appoint members to the Metro Inner-North Joint Development Assessment Panel (JDAP).

BACKGROUND:

Council at its meeting 16 November 2021 resolved to appoint four Council Members to represent the City on the JDAP for a period 27 January 2022 – 26 January 2024 this included Cr Gontaszewski and Cr Wallace as Members and Cr Loden and Cr Hallett as Alternates.

Council at its meeting 22 August 2023 resolved to appoint Cr Castle as an Alternate Member for the period 22 August 2023 – 26 January 2024 following the resignation of Cr Loden.

Regulation 33(5A) of the *Planning and Development (Development Assessment Panels) Regulations 2011* states:

A person appointed as a local government member of a DAP on the nomination of a local government under regulation 24(1)(a) ceases to be a member of the DAP if the person ceases to be a member of the council of the local government.

Following the 21 October 2023 Council Elections the City now has the following Council Members appointed to the JDAP until 26 January 2024: Cr Wallace, Cr Hallett and Cr Castle.

The City received a letter from the Department of Planning Lands and Heritage (**Attachment 1**) requesting that the Council nominate four new members no later than 24 November 2023 for a period of two years 26 January 2024 to 26 January 2026.

DETAILS:

The key details of the JDAP are as follows:

Meeting Occurrence:	When required
Date of Meeting:	When suitable – Always Monday – Friday during business hours
Time of Meeting:	When suitable, usually commencing at 9:30am with a duration of 30 minutes to 3 hours
Location of Meeting:	City of Vincent Administration and Civic Centre; or Department of Planning, Lands and Heritage; or Other Inner North Local Government
No. of Meetings in 2023:	8 meetings to date
Responsible Liaison Officer:	Executive Director Strategy and Development
Purpose of DAP:	Determining development applications where the likely cost of the development exceeds a specified dollar value. For any proposal between $2 million to $10 million the applicant may elect for the application to be determined by the JDAP and anything over $10 million in value would be a mandatory JDAP application
Fees for DAP Members:	1. Fee for presiding member per meeting to determine development applications $700 2. Fee for any other member per meeting to determine development applications $425 3. Fee per meeting for presiding member to determine applications to amend or cancel determination $200 4. Fee per meeting for any other member to determine applications to amend or cancel determination $100 5. Fee for presiding member attending proceeding in State Administrative Tribunal $700 6. Fee for any other member attending proceeding in State Administrative Tribunal $425 7. Fee for Training $400 • *Fees effective 1 February 2017*
Other Membership:	• Three (3) members with specialist knowledge in the areas of town planning, architecture, or other related disciplines. • Executive Director Strategy & Development • Manager Development and Design • Other City Officers *(as required)*

Current Elected Members	Alternate Members
1. Vacant	1. Cr Jonathan Hallett
2. Cr Ashley Wallace	2. Cr Alex Castle

More detailed information about Development Assessment Panels and the Metro Inner-North JDAP can be found on the website of the Department of Planning, Lands and Heritage.

Appointments are subject to the approval by the Minister for Planning.

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

Part 11A of the *Planning and Development Act 2005*.

Regulation 24 of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

RISK MANAGEMENT IMPLICATIONS

Low: The timely appointment of the City of Vincent representatives to the JDAP will enable the representatives to participate in decision-making that may impact the City.

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.

FINANCIAL/BUDGET IMPLICATIONS:

There are no budget implications for the City in appointing members to the JDAP, as the fees are paid by JDAP.

GOVERNMENT OF WESTERN AUSTRALIA

Department of **Planning, Lands and Heritage**

Our ref: PLH2023P1487 DG-2023-2773
Enquiries: DAP Secretariat 6551 9919

Mr David MacLennan
Chief Executive Officer
City of Vincent
Via email to: david.maclennan@vincent.wa.gov.au

Dear Mr MacLennan

DEVELOPMENT ASSESSMENT PANELS – LOCAL GOVERNMENT NOMINATIONS

As you are aware, representation of local interests is a key part of the Development Assessment Panel (DAP) system. In accordance with this premise, under Regulation 24 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, Councils are required to nominate, as soon as possible following elections, four elected members to sit as DAP members.

In addition to the above, all existing local government DAP members are currently appointed for a term ending 26 January 2024. Prior to this expiry date, your local government is required to nominate four (4) DAP members for appointment by the Minster for Planning.

Given the upcoming local government elections on 21 October 2023, both requirements can be met by using the attached form and submitting it and a copy of the Council resolution, it via email to the DAP Secretariat at daps@dplh.wa.gov.au, no later than Friday 24 November 2023.

If you are unable to provide nominations by the above date, please contact the DAP Secretariat to discuss alternative arrangements and implications.

The WA Government has launched OnBoardWA as part of its commitment to increase the diversity and backgrounds of Government Boards and Committees along with the total number of women appointed.

I encourage you to consider diversity of representation when putting forward your nominations in supporting this important commitment. Further Information about OnBoardWA can be found at OnBoardWA | Welcome to OnBoardWA (jobs.wa.gov.au).

The WA Government is committed to continue implementing the Action Plan for Planning reform to ensure the planning system continues to deliver great outcomes and great places for Western Australians. Changes to the DAP system, identified as part of the reform initiatives, aim to provide a more robust DAP process that promotes consistency and transparency in decision-making.

Postal address: Locked Bag 2506 Perth WA 6001 Street address: 140 William Street Perth WA 6000
Tel: (08) 6551 8002 info@dplh.wa.gov.au www.dplh.wa.gov.au
ABN 68 565 723 484
wa.gov.au

Please note that the local government membership configuration on DAPs will not be affected by the reform initiatives.

If you have any queries regarding this request for nominations, please contact Ashlee Kelly at the DAP Secretariat on (08) 6551 9919 or email daps@dplh.wa.gov.au. Further information is available online at Development Assessment Panels (www.wa.gov.au).

Yours sincerely

Anthony Kannis PSM
Director General
28 September 2023

Att. Local Government Development Assessment Panel Member Nomination Form

Government of **Western Australia**
Development Assessment Panels

DEVELOPMENT ASSESSMENT PANELS
LOCAL GOVERNMENT MEMBER NOMINATION

Please complete the form and submit to daps@dplh.wa.gov.au. Please include a copy of the Council Resolution.

Local Government	
DAP Name	

	Member 1	**Member 2**
Name		
Address		
Phone		
Email		
Date of Birth		
Sex		
***Employer Name/s**		
***Position/s**		
***Employment Status**	☐ Full Time ☐ Part Time/Casual - Specify hours per week	☐ Full Time ☐ Part Time/Casual - Specify hours per week
***Eligibility for Payment**	☐ Yes ☐ No	☐ Yes ☐ No

	Alternate Member 1	**Alternate Member 2**
Name		
Address		
Phone		
Email		
Date of Birth		
Sex		
***Employer Name/s**		
***Position/s**		
***Employment Status**	☐ Full Time ☐ Part Time/Casual - Specify hours per week	☐ Full Time ☐ Part Time/Casual - Specify hours per week
***Eligibility for Payment**	☐ Yes ☐ No	☐ Yes ☐ No

** The employment details refer only to external employment and does not include your role as a Local Government member. Eligibility for DAP sitting fees is determined in accordance with the Premier's Circular 2022/02.*

LOCAL GOVERNMENT CONTACT DETAILS – MINUTE TAKER			
Name			
Phone		**Email**	

12.6 APPOINTMENT OF ELECTED MEMBER TO THE METROPOLITAN REGIONAL ROAD SUB-GROUP (CENTRAL)

Attachments:

1. **Metropolitan Regional Road Group WALGA reference information for Elected Members on a Regional Road Group.**
2. **Metropolitan Regional Road Group Policies and Practices.**

RECOMMENDATION:

That Council APPOINTS Cr Wallace as the City of Vincent Elected Member representative on the Metropolitan Regional Road Group, Sub-Group (Central) for a term expiring on 18 October 2025.

PURPOSE OF REPORT:

To appoint an Elected Member to the Metropolitan Regional Road Group Sub-Group (Central).

BACKGROUND:

There are 10 Regional Road Groups (RRG) in WA, established under the State Road Funds to Local Government Agreement which is overseen by a State Advisory Committee (SAC). The RRGs make recommendations to the SAC regarding the Annual Local Government Roads Program for their Region.

The State Roads to Local Government management structure identified the following Regional Road Groups:

- Gascoyne
- Goldfields-Esperance
- Great Southern
- Kimberley
- Metropolitan
- Mid-West
- Pilbara
- South West
- Wheatbelt North
- Wheatbelt South

The RRGs are comprised of elected representatives from each Local Government within the road group. Most groups are supported by a sub-group or technical committee comprised of Local Government staff. Administrative support is provided by Main Roads WA. RRGs importantly provide Local Government with a voice in how the State Government's contribution to local roads is spent. RRG members serve a vital and valuable role in ensuring road funding decisions maximise community benefits and preserve and improve the public road network across Western Australia.

A Regional Road Group is responsible for;

- Assessing road-funding submissions from its member Local Governments.
- The annual distribution of funds to Local Government roads.
- Monitoring and reporting on the effectiveness of applying funds to Local Government roads in its region.

Main Roads Western Australia provides technical and administrative support to Regional Road Groups

The Metropolitan Regional Road Group was developed under the guiding principles of past and current State Roads Funds to Local Government (SRFLG) Agreements and Procedures of the State Road Funds to Local Government Advisory Committee (SAC).

The Structure of the Subgroups is detailed below:

North West	West	Central
City of Joondalup City of Stirling City of Wanneroo	Town of Cambridge Town of Claremont Town of Cottesloe Town of Mosman Park City of Nedlands Shire of Peppermint Grove	City of Perth City of Subiaco City of Vincent
East Group	**South East**	**South West**
Town of Bassendean City of Bayswater Shire of Kalamunda Shire of Mundaring City of Swan	City of Armadale City of Belmont City of Canning City of Gosnells Shire of Serpentine- Jarrahdale City of South Perth Town of Victoria Park	City of Cockburn Town of East Fremantle City of Fremantle City of Kwinana City of Melville City of Rockingham

The City of Vincent is a member of the Central group and details on which is as follows:

Meeting Occurrence:	At least twice per year generally in October/November and March/April.
Location of Meeting:	Council Offices of Vincent, Subiaco or Perth
Responsible Liaison Officer:	Manager Engineering (Deputy Chair)
Most recent City of Vincent Elected Member representative:	Cr Jonathan Hallett

More detailed information about Regional Road Groups can be found in the Metropolitan Regional Road Group WALGA reference information for Elected Members on a Regional Road Group (attachment 1) and Metropolitan Regional Road Group Policies and Practices (attachment 2).

Cr Hallett is the immediate past City of Vincent Elected Member representative on the Metropolitan Regional Road Group Sub-Group (Central).

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

The Regional Road Groups are formed in accordance with the State Road Funds to Local Governments Agreement.

RISK MANAGEMENT IMPLICATIONS:

Low: Appointment of an Elected Member to the Metropolitan Regional Road Group Sub-Group (Central) means the City is represented at the Sub-Group's meetings.

STRATEGIC IMPLICATIONS:

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

Innovative and Accountable

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

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

Metropolitan Regional Road Group

Reference information for Elected Members on a Regional Road Group

June 2021

This reference information aims to inform Elected Members of a Regional Road Group of matters pertinent to the business of that Group.

Specifically, the contents will inform Elected Members of:

- State Road Funds to Local Government Agreement
- Role of the State Road Funds to Local Government Advisory Committee
- Terms of Reference for a Regional Road Group
- Restricted Access Vehicle (RAV) network
- Accredited Mass Management Scheme (AMMS)
- Funding sources for road projects
- Key Performance Indicators for a Regional Road Group
- WALGA RoadWise

Contact:

Ian Duncan

Executive Manager, Infrastructure Unit

WALGA

ONE70, LV 1, 170 Railway Parade West Leederville

Phone: (08) 9213 2031

Fax: (08) 9213 2077

Mobile: 0439 947 716

Email: iduncan@walga.asn.au

Website: www.walga.asn.au

Document Information

Author:	Western Australian Local Government Association
Title:	Reference information for Elected Members on a Regional Road Group
Version:	1.3
Version date:	June 2021
Review date:	January 2022

Table of Contents

1.0 Regional Road Groups 4
2.0 Regional Road Sub-Groups or Technical Groups 4
3.0 State Road Funds to Local Government Agreement 5
4.0 State Road Funds to Local Government Advisory Committee 6
Membership 6
Responsibilities 7
5.0 Metropolitan Regional Road Group Policies and Practices 7
6.0 Level One Bridge Inspections 7
7.0 Key Performance Indicators for Regional Road Groups 8
Expenditure performance 8
Asset management 8
Road safety 8
Local road inventory data 8
8.0 Informing Own Councils 8
9.0 WALGA RoadWise 8
10.0 WALGA Contacts 9
11.0 ANNEXURE 1 - Terms of Reference for Regional Road Groups 10
12.0 ANNEXURE 2 - Road Funding Sources 15
13.0 ANNEXURE 3 – Indicative timetable for funding submissions 17
14.0 ANNEXURE 4 – Metropolitan Regional Road Group Policies and Practices 19
15.0 ANNEXURE 5 - Key Performance Indicators 20
16.0 ANNEXURE 6 – Profile of Metropolitan Regional Road Group 24

1.0 Regional Road Groups

The State Road Funds to Local Government Agreement mandates the existence and operation of Regional Road Groups, which the State Road Funds to Local Government Advisory Committee oversees.

The State Roads to Local Government management structure identified the following Regional Road Groups:

- Gascoyne
- Goldfields-Esperance
- Great Southern
- Kimberley
- Metropolitan
- Mid-West
- Pilbara
- South West
- Wheatbelt North
- Wheatbelt South

The Chairperson of a Regional Road Group shall be an Elected Member.

A Regional Road Group is responsible for

- Assessing road-funding submissions from its member Local Governments.
- The annual distribution of funds to Local Government roads.
- Monitoring and reporting on the effectiveness of applying funds to Local Government roads in its region.

Main Roads Western Australia provides technical and administrative support to Regional Road Groups.

See Annexure 1 for Terms of Reference for a Regional Road Group and Annexure 6 for the profile of the Metropolitan Regional Road Group.

2.0 Regional Road Sub-Groups or Technical Groups

Regional Road Sub Group

A Regional Road Group may establish a Regional Road Sub Group(s) to:

- Assist to identify road-funding priorities.
- Consider local road issues to inform decision making by the Regional Road Group.
- Provide advice to the Regional Road Group.

A Regional Road Group will determine and approve the Terms of Reference for a Regional Road Sub Group(s). The Terms of Reference will include:

- Roles and responsibilities of the Sub Group(s).
- Process to elect the Chairperson.
- Membership of the Sub Group(s).
- Voting rights within the Sub Group(s).
- Voting rights of the Sub Group(s) at the Regional Road Group.

Elected Members can be members of a Regional Road Sub-Group(s).

A Local Government may apply to the Regional Road Group to transfer from one Sub Group to another.

Regional Road Technical Group

A Regional Road Group may establish a Regional Road Technical Group to assist with management and consideration of local road issues; and provide technical advice as requested.

- Assist to identify road-funding priorities.
- Consider local road issues to inform decision making by the Regional Road Group.
- Provide technical advice to the Regional Road Group.

A RRG will determine and approve the Terms of Reference for a Regional Road Technical Group(s). The Terms of Reference will include:

- Roles and responsibilities of the Technical Group(s).
- Process to elect the Chairperson.
- Membership of the Technical Group(s).

The Technical Group(s) is an advisory group with no voting rights at the Regional Road Group.

Elected Members can be members of a Technical Group(s); however, ordinarily, Local Government technical staff comprise a Regional Road Technical Group.

A Local Government may apply to the Regional Road Group to transfer from one Technical Group to another.

3.0 State Road Funds to Local Government Agreement

The State Road Funds to Local Government Agreement (the Agreement) is a formal agreement between State and Local Government in Western Australia.

The Agreement is *intended to ensure that the funds available from State Government sources for local roads are allocated across the State of Western Australia, focusing on areas of strategic importance and areas that will provide maximum benefit. The needs of all road users and the Western Australian community will be considered during the distribution process.* (State Road Funds to Local Government Agreement, Guiding Principles, page 2)

The current Agreement expires in 2022/2023 and states, “On an annual basis, the share of State road funds to be allocated on Local Government roads will be equivalent of the State Budget estimated motor vehicle licence fees for that year.” (State Road Funds to Local Government Agreement, Funding sources, page 3)

The Agreement recognises and determines the membership of:

- State Road Funds to Local Government Advisory Committee
- Regional Road Groups
- Regional Road Sub Groups (if considered necessary)

Under the Agreement the available funding is split into two categories:

1. Local Government Managed Programs (Category 1)
2. Main Roads Western Australia Managed Programs (Category 2)

The Agreement (page 3) is projected to produce annual allocations from State road funds to Local Government roads for the years 2018/19 to 2022/23 as per the following schedule:

2018/19	2019/20	2020/21	2021/22	2022/23
$182.3 million	$188.9 million	$193.4 million	$198.4 million	$203.4 million

The revenue is to be distributed to Local Government roads on the basis of:

Local Government Managed Programs
(Category 1): 66%

Direct Grants
Road Project Grants
State Black Spot
Strategic and Technical Support

Main Roads Western Australian Managed Programs
(Category 2): 34%

State Initiatives on Local Roads
Traffic Management, Signs and Pavement Markings
Bridgeworks and Inspections
Remote Aboriginal Access Roads
Regional Road Group Support

The allocation to the categories and sub categories will move in line with the total Agreement pool or as otherwise approved by the State Road Funds to Local Government Advisory Committee. (State Road Funds to Local Government Agreement, page 4).

See Annexure 2: Road Funding Sources, and Annexure 3: Indicative timetable for funding submissions.

4.0 State Road Funds to Local Government Advisory Committee

The Agreement stipulates the State Road Funds to Local Government Advisory Committee (SAC) will oversee, monitor and recommend to the Minister for Transport the distribution of State funds to Local Government roads.

The SAC sets and is responsible for the procedures covering the administration and functioning of the Agreement.

Membership

The SAC consists of:

- Managing Director of Main Roads Western Australia.
- Chief Executive Officer of the Western Australian Local Government Association (or their nominee).
- Four elected State Councillors as nominated by the Western Australian Local Government Association.
- Four Main Roads Western Australia senior officers nominated by the Managing Director of Main Roads.

The Managing Director of Main Roads Western Australia chairs the SAC.

Responsibilities

The responsibilities of SAC include:

- Recommending the annual local roads program to the Managing Director, Main Roads WA (for consideration by the Minister for Transport).
- Monitoring the delivery and acquittal of funded programs/projects.
- Redistributing funds between projects, programs and Regional Road Groups if required to suit delivery progress/schedules.
- Reviewing individual Regional Road Group procedures.
- Set procedures covering the administration and functioning of the Agreement.
- Responding to transport issues received from Regional Road Groups, Local Government and Main Roads WA.
- Deciding and approving changes to relevant policies and processed affecting the Agreement.
- Responding to transport issues received from Regional Road Groups, Local Government and MRWA.

The SAC meets four times each year and meeting agendas/minutes are on the WALGA website at: http://walga.asn.au/Policy-Advice-and-Advocacy/Infrastructure/Funding.aspx

5.0 Metropolitan Regional Road Group Policies and Practices

The Metropolitan Regional Road Group has a document titled “Metropolitan Regional Road Group Policies and Practices”. The Policies and Practices provides information regarding:

- General Administration of Road Project Grant Funding
- Structure of the Regional Road Group; Sub-Groups; and Technical Committee
- Funding programs i.e. Direct Grants, Road Projects and Black Spot Programs

See Annexure 4 for an overview of the Metropolitan Regional Road Group Policies and Practices; and Annexure 6 for the profile of the Metropolitan Regional Road Group.

6.0 Level One Bridge Inspections

Local Governments are responsible for bridges on local roads and must perform annual level-one inspections of bridges under their responsibility. Local Governments submit inspection reports to Main Roads WA. Demonstration of such inspections is critical for a Local Government to be eligible for funding from the Agreement to maintain or replace a bridge.

Main Roads WA performs other detailed technical inspections of bridges, known as level-two and level-three inspections, on behalf of and/or in consultation with Local Governments.

Main Roads WA will provide a list each year to every Regional Road Group to monitor annual level-one bridge inspections by member Local Governments. A Regional Road Group may discuss outstanding inspections and, if necessary, consult with Main Roads WA or WALGA to provide support.

To guide Local Governments in their responsibilities a *Level 1 Bridge Inspection Framework* is available on the WALGA website:
https://walga.asn.au/getattachment/Policy-Advice-and-Advocacy/Infrastructure/Roads/Level-1-Bridge-Inspection-Framework-version1-2020-Final2.pdf?lang=en-AU

7.0 Key Performance Indicators for Regional Road Groups

Part 7 of the Agreement relates to Key Performance Indicators (KPIs) for Regional Road Groups. Part 7 states, *Key Performance Indicators will focus on Expenditure Performance, asset management and road safety. KPIs have been stablished for monitoring purposes and no financial incentives or penalties will apply on the basis of performance against KPIs. Main Roads Western Australia and WALGA will prepare an annual KPI report for SAC. The report will be provided to the Regional Road Groups.*

Expenditure performance

1.1 Number of Regional Road Group meetings held. Minimum two meetings per year.
1.2 Percentage of Black Spot Programs funding expended. (Includes State Government and Australian Government Black Spot Programs). Target 90%.
1.3 Percentage of road project grants expended (includes commodity route supplementary funds projects). Target 90%.
1.4 Road project grant applications submitted to SAC (via Main Roads WA) by November each year.

Asset management

2.1 Percentage of sealed road length subject to a documented visual condition survey within the region in the previous 5 years. Target 50%.

Road safety

3.1 Metropolitan Regional Road Group only - Percentage of road project grant funded road improvements subject to road safety audits. Target 100%
3.2 Other Regional Road Groups - Percentage of Road Project Grant funded projects that include Safe System improvements to roads and roadsides. Target 50%.

Local road inventory data

4.1 Number of Local Governments by RRG that provide a road inventory data update to Main Roads WA for uploading into the IRIS database in the last three financial years. Target 100%.

Reporting on the KPIs commenced in 2012-2013. Annexure 5 is the KPI report for 2019/2020.

8.0 Informing Own Councils

Each Regional Road Group approves and recommends to the SAC a substantial amount of road funding on behalf of member Local Governments. It is useful that delegates to each Regional Road Group keep their own Councils informed of the business and decisions made by the Regional Road Group of which they are a member.

9.0 WALGA RoadWise

WALGA RoadWise aims to engage Local Governments and communities in actions that support and contribute to the implementation of *Driving Change*, Road Safety Strategy for Western Australia (2020-2030).

WALGA RoadWise supports Local Governments, community groups, local businesses and individuals to become involved in the community road safety network across Western Australia.

WALGA RoadWise Road Safety Advisors based in the regions (including the metropolitan region) assists members of the statewide community road safety network (which includes Local Governments) by:

- promoting participation and community ownership
- facilitating opportunities for leadership in local road safety
- supporting local road safety committees
- providing access to resources and training
- sharing information

These actions contribute to building the capacity of the network to make an effective contribution to preventing or reducing death or serious injury on the public road network in Western Australia.

WALGA RoadWise divides the Metropolitan Region into:

- South Metropolitan Region – comprising the Local Governments of Armadale, Belmont, Canning, Cockburn, East Fremantle, Fremantle, Gosnells, Kalamunda, Kwinana, Melville, Rockingham, Serpentine-Jarrahdale, South Perth, and Victoria Park.
- North Metropolitan Region – comprising the Local Governments of Bassendean, Bayswater, Cambridge, Claremont, Cottesloe, Joondalup, Mosman Park, Mundaring, Nedlands, Peppermint Grove, Perth, Stirling, Subiaco, Swan, Vincent and Wanneroo.

The contact details for the WALGA RoadWise Road Safety Advisor for the South Metropolitan Region are:

Engel Prendergast
Telephone: 9213 2060 or 0437 413 225
Email: eprendergast@walga.asn.au

The contact details for the WALGA RoadWise Road Safety Advisor for North Metropolitan Region are:

Katherine Celenza
Telephone: 9213 2041 and 0407 986 496
Email: kcelenza@walga.asn.au

10.0 WALGA Contacts

For further information, please contact the people listed below.

Ian Duncan
Executive Manager, Infrastructure
Telephone: 9213 2031
Email: iduncan@walga.asn.au

Mark Bondietti
Manager, Transport and Roads
Telephone: 9213 2040
Email: mbondietti@walga.asn.au

Sebastian Davies-Slate
Policy Officer Transport and Roads
Telephone: 9213 2050
Email: sdavies-slate@walga.asn.au

11.0 ANNEXURE 1 - Terms of Reference for Regional Road Groups

Excerpt from *State Road Funds to Local Government Procedures*
(Part 7 – December 2020 – document number D21#545923, Main Roads WA)

7. Terms of Reference for Regional Road Groups

Region

Each Local Government in Western Australia shall be included in an appropriate RRG as defined by SAC. As a principle, the regional boundaries be as similar as possible to those used by MRWA.

Where there are exceptional circumstances, a Local Government may apply to SAC to transfer from one RRG to another. Supporting documentation shall accompany an application to justify the reasons for a change.

Where SAC approves a Local Government to transfer to another RRG, it will amend funding allocations to reflect the change.

Chairperson
An Elected Member shall be the Chairperson of a RRG. A RRG shall elect a Chairperson at least every second year at its first meeting following Local Government elections.

Membership
An Elected Member shall represent each Local Government on a RRG.

Voting and Decision Making
As far as practicable, decisions should be by consensus. Where voting is necessary, only Local Government Elected Members will be voting representatives on the following basis:

- One vote for each Local Government represented at RRG meetings where no Sub Group(s) exist; or
- One vote for each Sub Group represented at RRG meeting where Sub Group(s) exist;

Unresolved issues shall be brought to the attention of SAC by the RRG.

Meetings
The Chairperson of a RRG, assisted by the Secretariat, will develop an annual meeting timetable relating to the timetable of SAC. A RRG shall determine its annual meeting timetable at its first meeting after advice of SAC meeting timetable.

The schedule of RRG meetings can be found on the WALGA website.

Delegated Representatives
A member of a RRG may delegate authority, including voting rights, to another Elected Member from the same Local Government to attend and represent them at a meeting.

Reporting Structure
A RRG shall record minutes of its meeting and provide a copy to each member and to SAC. The RRG shall make recommendations as required to SAC.

Observers
A RRG may invite to a meeting any person with appropriate experience or expertise to assist in any matter.

Secretariat
MRWA shall provide technical and administrative support to the RRG. Regional Managers will provide the primary contact for each RRG. (See Attachment 5 for a Guide).

Regional Road Sub Group
A RRG may establish a Regional Road Sub Group(s) to:

- Assist to identify road-funding priorities.
- Consider local road issues to inform decision making by the RRG.
- Provide advice to the RRG.

A RRG will determine and approve the Terms of Reference for a Regional Road Sub Group(s). The Terms of Reference will include:

- Roles and responsibilities of the Sub Group(s).
- Process to elect the Chairperson.
- Membership of the Sub Group(s).
- Voting rights within the Sub Group(s).
- Voting rights of the Sub Group(s) at the RRG.

A Local Government may apply to the RRG to transfer from one Sub Group to another.

Regional Road Technical Group
A RRG may establish a Regional Road Technical Group to assist with management and consideration of local road issues; and provide technical advice as requested.

A RRG will determine and approve the Terms of Reference for a Regional Road Technical Group(s). The Terms of Reference will include:

- Roles and responsibilities of the Technical Group(s).
- Process to elect the Chairperson.
- Membership of the Sub Group(s).
- The Technical Group(s) is an advisory group with no voting rights at the RRG.

A Local Government may apply to the RRG to transfer from one Technical Group to another.

Correspondence
Address all correspondence:
Chairperson
RRG
C/- Regional Manager
MRWA

Responsibilities
Within policies and guidelines established by SAC, the RRG shall be responsible for assessing road funding submissions from its members, the annual distribution of funds to Local Government roads, monitoring and reporting on the effectiveness of the application of the funds to Local Government roads in its region.

A RRG shall ensure that funds made available by the State are applied to the road network to:

- Maximise capacity and resources through joint purchasing and resource sharing
- Maximise benefits to the community
- Preserve, improve and extend the road system and
- Comply with the obligations of the Managing Director of Main Roads under legislation.

A RRG is responsible for:

- Developing and recommending to SAC, an annual Local Government roads program for their region.
- Monitoring the implementation of the program in their region.
- Developing and recommending to SAC, Strategies for Significant Local Government Roads.
- Developing and recommending to SAC, three year works projections.
- Regularly review project prioritisation methodologies for annual distribution of road funds to Local Government roads within the region.
- Developing regional specific policies and procedures to suit local circumstances.
- Providing updates of regional specific procedures to SAC for approval prior to formal introduction.
- Providing funding information to Local Governments to facilitate expenditure of road funds.
- Assisting SAC with Local Government priorities at the regional level.
- Advising SAC of any likely under expenditure with an explanation as to the cause and proposed solutions.
- Monitoring and responding to the safety performance of the Local Government road network in the region.
- Dealing with any other business relevant to the transport needs of the region.

Key Performance Indicators

RRG have key performance indicators (KPI) reported annually to SAC. The KPIs are:

- Number of RRG meetings held. (Minimum two meetings per year).
- Percentage of Black Spot Programs funding expended. (Includes State Black Spot Program and Federal Government Black Spot Program). (Target 90%).
- Percentage of road project grants expended. (Includes Commodity Route Fund). (Target 90%).
- Road project grant applications submitted to the State Advisory Committee by December each year.
- Percentage of sealed road length subject to documented visual condition survey within the region in the previous five years. (Target 50%).
- Metropolitan RRG only – percentage of road project grant funded road improvements subject to road safety audits / inspections. (Target 100%).
- Other RRG – percentage of road project grant funded projects that include Safe System improvements to roads and roadsides. (Target 50%).
- Number of Local Governments by RRG that have uploaded road inventory data into the MRWA IRIS database in the last three financial years. (Target 100%).

WALGA

Attachment 5 – State Road Funds to Local Government Administrative Procedures

(To be used as a guide)

Executive Support

MRWA's Regional Office will provide the executive support and all other administrative, technical support to the RRG. (Where there are Sub Groups or Technical Groups to the RRG, support is to be provided by Local Government.) The following is an outline of the support to be provided:

- Provide information to Regional Road Groups and Local Governments on annual and programs of works, indicative funding and other financial matters.
- Provide the necessary support to assist Local Governments in programming and prioritising projects.
- Provide minute takers for meetings, distribute the minutes to the Regional Road Group members and State Funds to Local Government Advisory Committee.
- Provide the necessary administrative duties involved in the follow up of meeting action.

Records

The following will be maintained by MRWA to support RRG:

- Correspondence File (which provides background information required to support action of the Regional Road Group).
- Meeting and Agenda files (to ensure that ready access is available and records of Minutes maintained).
- Annual and Three-Year Program of Works including amendments.
- Summary of Payments of Local Road Funds to Local Governments.
- Certificates of Completion for Local Roads Projects and Direct Grants.
- An up-to-date Procedures and Road Projects Evaluation Guidelines Manual.
- An up-to-date list of RRG and Sub Group or Technical Group membership.

Meetings

Timing and Venue

An annual timetable will be established and meeting should be conducted on a regular basis. The date and venue of meetings to be determined by the RRG. Consider holding meetings at locations equitable for all participants.

Meeting Agenda

MRWA staff to prepare the Agenda in consultation with Chairperson of the RRG.

Agenda Format

- Chairperson to open meeting, welcome members and observers and call for apologies.
- Confirmation of Minutes of previous meeting.
- Business arising from previous minutes.
- Presentation of Advisory Committee Minutes since last RRG meeting.
- Inwards and Outwards Correspondence

- Reports:
  - Chairperson
  - WALGA Representative Submissions from Local Governments
  - Recommendations to State Road Funds to Local Government Advisory Committee
  - Summary of payments made to Local Governments (recoups, audit forms).
  - Amendments to Program of Works.
  - Black Spot and Road Safety Progress Report
- General Business.
- Future meeting dates.
- Meeting close.

The Agenda provided to each RRG member is to include the following:

- Minutes of the previous meeting.
- Summary of financial status and completion of projects.
- Copies of inward and outward correspondence.
- Any other relevant papers, maps etc. to assist the Group.

Correspondence

In general, correspondence is to be dealt with in the following manner:

- RRG correspondence is addressed to the Chairperson or the Regional Manager.
- All correspondence dealing with Local Roads Funding and RRG involvement is treated as inwards correspondence at the RRG meetings.
- Urgent matters are referred by email/facsimile direct to the Chairperson, or otherwise presented at the RRG meeting.

12.0 ANNEXURE 2 - Road Funding Sources

The following funding sources are available to Local Governments for roads.

Direct Grants (State Road Funds to Local Government Agreement)
Provided annually for routine maintenance of Local Government roads. The grants are allocated directly to a Local Government using the Asset Preservation Model formula provided by the Western Australia Local Government Grants Commission.

Road Project Grants (State Road Funds to Local Government Agreement)
Provided annually and used for specific projects assessed and prioritised by a Regional Road Group. Funding may only be used on roads of regional significance for specific road improvements; and major preservation works such as resealing to maintain the road asset.

Commodity Routes (State Road Funds to Local Government Agreement)
Provided annually (from the Road Project Grant allocation) for routes where there is a significant high priority transport task associated with the transport of a commodity such as grain, timber, agricultural lime, iron ore, etc. The funding is intended for roads requiring upgrade or maintenance to accommodate the commodity transport function.

Road and Bridge Condition Data Collection Fund (State Road Funds to Local Government Agreement)
Provided annually (from the Road Project Grant allocation) for assessing the condition of regionally significant Local Government bituminous sealed roads as defined in each Regional Road Group's *Regional Strategies for Significant Local Government* Roads; and to assist Local Governments perform Level 1 bridge inspections on local roads.

State Black Spot Program (State Government)
The Program targets improving the safety of roads with a proven crash history or high-risk location with the likelihood of crashes occurring identified by a road safety audit/inspection. Projects on local roads are funded by a joint contribution of two dollars from the State Government and a one-dollar contribution from the Local Government where the project resides.

State Initiatives on Local Roads (State Road Funds to Local Government Agreement)
Provided annually for works that are generally larger in nature and fall outside the criteria of other funding groups, however are still of strategic importance to the State.

Bridge Works/Bridge Inspections (State Road Funds to Local Government Agreement)
The Commonwealth provides Financial Assistance Grant funding to the Western Australian Local Government Grants Commission in the form of Untied Funds for Local Government. Some of this funding is set aside for major maintenance and replacement of bridges on Local Government roads. The State provides a matching contribution of $1 for every $2 provided under this arrangement.

Remote Aboriginal Community Access Roads (State Road Funds to Local Government Agreement)
The Commonwealth provides Financial Assistance Grant funding to the Western Australian Local Government Grants Commission in the form of Untied Funds for Local Government. Some of this funding is set aside for access roads serving Aboriginal Communities. The State provides a matching contribution of $1 for every $2 provided under this arrangement.

Australian Government Black Spot Program (Australian Government)
The Program aims to reduce the social and economic costs of road trauma by treating locations with a record of casualty crashes or with the likelihood of crashes occurring identified by a road safety audit/inspection. The Australian Government fully funds projects on local roads under this program.

Roads to Recovery (Australian Government)
Funded by the Australian Government, the Roads to Recovery Program commenced in 2001 to address the significant amount of Local Government road infrastructure reaching the end of its economic life and its replacement was beyond the capacity of Local Governments. Roads to Recovery funds are paid directly to Local Governments for priority road projects chosen by Local Governments.

See Annexure 3 – Indicative timetable for funding submissions

13.0 ANNEXURE 3 – Indicative timetable for funding submissions

Indicative timetable for funding applications and proposed meetings of the Metropolitan Regional Road Group.

AUSTRALIAN GOVERNMENT BLACK SPOT PROGRAM

Process step	Month
Call for submissions	April
Proposed Metropolitan RRG meeting	April/May
Submissions close	July
Submissions assessed	September/October
Prepare recommended program	October/November
Proposed Metropolitan RRG meeting	December
State Consultative Panel meets and assesses recommended program	December/January
Submit recommended program to State Government for approval	December/January
Approved program announced	May

STATE GOVERNMENT BLACK SPOT PROGRAM

Process step	Month
Call for submissions	April
Proposed Metropolitan RRG meeting	April/May
Submissions close	July/August
Submissions assessed	September/October
Prepare recommended program	November
Proposed Metropolitan RRG meeting	December
State Panel meets and assesses recommended program	December
Submit recommended program to State Government for approval	December
Approved program announced	May

ROAD PROJECT GRANTS

Process step	Month
Local Governments apply to the RRG for project funds with supporting justification	September (for next financial year)
Proposed Metropolitan RRG meeting	December
RRG's provide project recommendations to SAC	November (for next financial year)
SAC makes project recommendations to the Managing Director, Main Roads WA	December (for next financial year)
Proposed Metropolitan RRG meeting	April/May
Local Governments advised of approved projects	June (for next financial year)
RRG to advise SAC of likely under expenditure of allocated funds (if applicable)	Before end of June (for current financial year)

COMMODITY ROUTE SUPPLEMENTARY FUNDING

Process step	Month
Proposed Metropolitan RRG meeting	April/May
Call for submissions	June
Submissions close	September
RRG assesses projects and makes recommendations to Technical Review Group (consists of representatives from WALGA and Main Roads WA, Perth)	September/October
Technical Review Group assesses projects and makes recommendations to SAC	October/November
Proposed Metropolitan RRG meeting	December
SAC approval	December
To State Government for approval	January
Approved program announced	January

14.0 ANNEXURE 4 – Metropolitan Regional Road Group Policies and Practices

Metropolitan Regional Road Group

The Metropolitan Regional Road Group is comprised of an Elected Member from each of the sub-groups listed below. The Regional Road Group meets twice a year and technical officers attend the meeting.

Metropolitan Regional Road Sub-Groups

The Metropolitan Regional Road Sub-Groups meet at least twice a year and their key roles are to:

- review the status of funding claims for road projects
- review the quarterly expenditure reports
- provide advice to the Metropolitan Regional Road Group

North West Sub-Group City of Joondalup City of Stirling City of Wanneroo	**West Sub-Group** Town of Cambridge Town of Claremont Town of Cottesloe Town of Mosman Park City of Nedlands Shire of Peppermint Grove	**Central Sub-Group** City of Perth City of Subiaco City of Vincent
East Sub-Group Town of Bassendean City of Bayswater Shire of Kalamunda Shire of Mundaring City of Swan	**South East Sub-Group** City of Armadale City of Belmont City of Canning City of Gosnells Shire of Serpentine-Jarrahdale City of South Perth Town of Victoria Park	**South West Sub-Group** City of Cockburn Town of East Fremantle City of Fremantle City of Kwinana City of Melville City of Rockingham

Metropolitan Regional Road Group Technical Committee

Each Metropolitan Regional Road Sub-Group nominates a technical officer to be a member of the Metropolitan Regional Road Group Technical Committee, the role of which is to:

- Review expenditure rates
- Review relevant guidelines
- Review programs endorsed by the Metropolitan Regional Road Group

The Metropolitan Regional Road Group Technical Committee meets twice a year prior to the Metropolitan Regional Road Group meeting. The Metropolitan Regional Road Group receives the minutes of the Technical Committee meeting.

15.0 ANNEXURE 5 - Key Performance Indicators

Regional Road Group
Key Performance Indicators Annual Report 2019/2020

1.1 Number of Regional Road Group meetings held. (Minimum 2 meetings per year)

Region	2015-2016	2016-2017	2017-2018	2018-2019	**2019-2020**
Great Southern	2	2	2	2	**1**
South West	4	4	4	4	**3**
Gascoyne	3	3	3	3	**3**
Mid-West	2	2	2	2	**2**
Goldfields-Esperance	1	2	2	2	**2**
Kimberley	2	2	2	2	**2**
Wheatbelt South	2	2	2	2	**3**
Wheatbelt North	2	2	2	2	**3**
Pilbara	2	2	1	1	**2**
Metropolitan	2	2	2	2	**2**

Regional Road Groups met at least twice during the reporting year except the Great Southern Regional Road Group.

1.2 Percentage of Black Spot Programs funding expended. (Target 90%)

(Includes State Government and Australian Government Black Spot Programs)

Region	2015-2016	2016-2017	2017-2018	2018-2019	**2019-2020**
	%	%	%	%	**%**
Great Southern	90	83	87	61	**58**
South West	87	86	90	91	**85**
Gascoyne	100	0*	0*	96	**100**
Mid-West	36	87	49	4*	**47**
Goldfields-Esperance	48	100	50	66	**100**
Kimberley	91	49	39	85	**58**
Wheatbelt South	53	78	75	74	**78**
Wheatbelt North	64	55	52	83	**90**
Pilbara	93	125	100	0**	**80**
Metropolitan	72	52	63	66	**61**
Total	73	70	60	62	**76**

The Gascoyne, Goldfields-Esperance and Wheatbelt North Regional Road Groups achieved the 90% target.

WALGA

1.3 Percentage of road project grants expended. (Target 90%)
(Includes Commodity Route Supplementary Fund projects)

Region	2015-2016	2016-2017	2017-2018	2018-2019	**2019-2020**
	%	%	%	%	**%**
Great Southern	93	82	86	69	**86**
South West	91	90	89	83	**84**
Gascoyne	100	100	97	98	**93**
Mid-West	97	100	94	100	**95**
Goldfields-Esperance	92	78	89	96	**86**
Kimberley	79	87	89	84	**48**
Wheatbelt South	89	91	99	94	**89**
Wheatbelt North	96	97	91	85	**90**
Pilbara	100	100	63	55	**89**
Metropolitan	95	79	79	78	**78**
Total	93	86	88	84	**84**

Three Regional Road Groups met the 90% target with two Regional Road Groups at 89%.

Metropolitan Region by Sub Group

Sub Group	2015-2016	2016-2017	2017-2018	2018-2019	**2019-2020**
	%	%	%	%	**%**
North West	100	100	89	61	**94**
West	62	83	86	78	**53**
Central	100	61	78	93	**79**
East	100	79	97	91	**98**
South East	100	58	76	79	**91**
South West	100	92	92	95	**65**
Total	95	79	86*	79	**84**

Three of the six metropolitan sub-groups achieved the 90% target.

Member Local Governments of Metropolitan Subgroups

North West	Joondalup, Stirling & Wanneroo
West	Cambridge, Claremont, Cottesloe, Mosman Park, Nedlands & Peppermint Grove
Central	Perth, Subiaco & Vincent
East	Bassendean, Bayswater, Kalamunda, Mundaring & Swan
South East	Armadale, Belmont, Canning, Gosnells, Serpentine-Jarrahdale, South Perth & Victoria Park
South West	Cockburn, East Fremantle, Fremantle, Kwinana, Melville & Rockingham

1.4 Road project grant applications submitted to the State Advisory Committee (via Main Roads WA) by November each year.

Region	2015-2016	2016-2017	2017-2018	2018-2019	**2019/2020**
Great Southern	✓	✓	✓	✓	✓
South West	✓	✓	✓	✓	**X**
Gascoyne	✓	✓	✓	✓	✓
Mid-West	✓	✓	✓	✓	✓
Goldfields-Esperance	✓	✓	✓	✓	✓
Kimberley	✓	✓	✓	✓	✓
Wheatbelt South	✓	✓	✓	✓	✓
Wheatbelt North	✓	✓	✓	✓	✓
Pilbara	✓	✓	✓	✓	✓
Metropolitan	X	✓	✓	✓	✓

2.1 Percentage of sealed road length subject to a documented visual condition survey within the region in the previous 5 years. (Target 50%)

Region	**% of sealed road length surveyed in the past 5 years**				
	2015-2016	2016/2017	2017-2018	2018-2019	**2019-2020**
Great Southern	71	71	73	54	**50**
South West	74	71	68	74	**64**
Gascoyne	46	46	36	89	**75**
Mid-West	67	62	37	68	**43**
Goldfields-Esperance	35	40	69	44	**74**
Kimberley	75	74	53	76	**24**
Wheatbelt South	66	62	62	90	**89**
Wheatbelt North	86	83	80	83	**72**
Pilbara	92	100	100	100	**50**
Metropolitan	84	72	78	74	**77**
Total for WA	75	70	65	77	**71%**

The data excludes 19 Local Governments that do not use RAMM to manage road condition data.

3.1 Metropolitan Regional Road Group only - Percentage of Road Project Grant funded road improvements subject to road safety audits. (Target is 100%)

Region	2015-2016	2016-2017	2017-2018	2018-2019	**2019/2020**
	%	%	%	%	**%**
Metropolitan	100	100	100	100	**100**

3.2 Other Regional Road Groups - Percentage of Road Project Grant funded projects that include Safe System improvements to roads and roadsides. (Target is 50%)

Region	2015-2016	2016-2017	2017-2018	2018-2019	**2019/2020**
	%	%	%	%	**%**
Great Southern	69	51	51	56	**51**
South West	75	66	68	58	**67**
Gascoyne	70	57	100	100	**100**
Mid-West	66	62	100	100	**100**
Goldfields-Esperance	50	51	60	50	**97**
Kimberley	86	92	75	84	**71**
Wheatbelt South	96	40	70	66	**68**
Wheatbelt North	84	34	59	63	**65**
Pilbara	80	79	100	80	**50**

All the non-metropolitan Regional Road Groups achieved the target.

4.1 Number of Local Governments by RRG that provide a road inventory data update to Main Roads WA for uploading into the IRIS database in the last three financial years (2017/2018, 2018/2019 and 2019/2020). (Target 100%)

Region	Number of Local Governments in RRG	2016-2017, 2017-18 and 2018-19	2017-18, 2018-19 and 2019-20
Great Southern	12	7	**10**
South West	16	6	**6**
Gascoyne	4	2	**1**
Mid-West	16	5	**6**
Goldfields-Esperance	9	5	**5**
Kimberley	4	3	**3**
Wheatbelt South	18	7	**7**
Wheatbelt North	24	9	**11**
Pilbara	4	1	**2**
Metropolitan	30	18	**11**
Total	**137**	**63**	**62**

In the last three financial years, 45% of Local Governments provided road inventory data for uploading into the Main Roads WA IRIS database.

16.0 ANNEXURE 6 – Profile of Metropolitan Regional Road Group

(Source: Report on Local Government Road Assets & Expenditure 2018/19, Appendix 9, page 92-93)

Local Governments (30)	Armadale, Bassendean, Bayswater, Belmont, Cambridge, Canning, Claremont, Cockburn, Cottesloe, East Fremantle, Fremantle, Gosnells, Joondalup, Kalamunda, Kwinana, Melville, Mosman Park, Mundaring, Nedlands, Peppermint Grove, Perth, Rockingham, Serpentine-Jarrahdale, South Perth, Stirling, Subiaco, Swan, Victoria Park, Vincent, Wanneroo	
Length of roads in Metropolitan Region (km)	Sealed:	13,785
	Gravel:	203
	Formed:	49
	Unformed:	23
	Total:	**14,060**
Central Sub-Group	City of Perth, City of Subiaco, City of Vincent	
East Sub-Group	Town of Bassendean, City of Bayswater, Shire of Kalamunda, Shire of Mundaring, City of Swan	
North West Sub-Group	City of Joondalup, City of Stirling, City of Wanneroo	
South East Sub-Group	City of Armadale, City of Belmont, City of Canning, City of Gosnells, Shire of Serpentine-Jarrahdale, City of South Perth, Town of Victoria Park	
South West Sub-Group	City of Cockburn, Town of East Fremantle, City of Fremantle, City of Kwinana, City of Melville, City of Rockingham	
West Sub-Group	Town of Cambridge, Town of Claremont, Town of Cottesloe, Town of Mosman Park, City of Nedlands, Shire of Peppermint Grove	

METROPOLITAN REGIONAL ROAD GROUP

POLICIES AND PRACTICES

The MRRG Policies and Practices, are to be read in conjunction with the State Road Funds to Local Government Agreement and Procedures, the State Black Spot Program Development and Management Guidelines and the Australian Government - Notes on Administration

Rev. No.	Rev. Date	Description of Key Changes
30	19/12/2022	3.2 Technical Group Section amended to include a clause to highlight that Technical Membership at Sub Group level is preferably at Manager level or above given the strategic level of advice being given. 5.2.1.1 Signage and Pavement Marking New section added. Acquittal process introduced for the Rehabilitation Program for 20/21 projects onwards. 5.2.2.1 Signage and Pavement Marking New section added. Acquittal process introduced for the Improvement Program for 22/23 projects onwards.
29	18/03/2020	Inclusion of date in the MRRG Expenditure Action Plan.
28	16/07/2019	Amend wording section 4.2 – Row 2 of table, replace "project estimate" with "approved funding" and "actual" with "incurred", to align with SRFLGA Procedures.
27	18/04/2019	Revision of Document to bring it in line with current MRRG practices following the acceptance of the MRRG Expenditure Action Plan. Revision endorsed by the MRRG Elected Members on 18/04/2019.
25-26	18/05/2017	Amend clause 5.2.1 (d), replace "one year extension" with "6 month extension" and add "in the approval year". Amend section 3.1, add "Late submissions for all Programs will not be accepted. However, if time does not permit full Council approval prior to the deadlines advised annually, submissions with the notation "not yet endorsed by Council" will be accepted."
3-24	22/01/2016	Revision of Document that included – • Correction of grammatical errors • Section 5.2.1 – add no partial funding of projects allowable; allow LGs to request changes to draft program to maximise funding subject to project scores meeting annual cut-off score; maximum 1 yr extension of time may be considered if request submitted prior to 31 December. • Section 5.2.2 increase cap for Improvement Projects to \$13.5M and annual individual LG cap to \$4M; add 1st year funding to a maximum of 40% of project's total allocation: projects to be withdrawn if 80% funding is not claimed within 2 yrs; maximum 1 yr extension of time may be considered if request submitted prior to 31 December. • Section 5.3 Staging of projects with Traffic Signals and/or are complex; Submisisons withTraffic signal require an Approval in Principal (AIP) from the MRWA traffic services manager. Requests for additional funding require project to be resubmitted and BCR adjusted to determine if it still ranks sufficiently to be

		given funding ahead of other Reserve Projects if funding.
2	06/06/2014	Amend section 5.2.2 (B) to increase the current $2m State contribution cap per year over three years to $3m per year over three years. Amend section 5.2.2 (C) Funding to individual Local Governments is capped at $3m per year
1	18/10/2013	Document revised from a timeline based format to subject based.

1 OVERVIEW

This document sets out the Policies and Practices adopted by the Metropolitan Regional Road Group developed under the guiding principles of past and current State Roads Funds to Local Government (SRFLG) Agreements and Procedures of the State Road Funds to Local Government Advisory Committee (SAC).

The Metropolitan Regional Road Group (MRRG) manages and administers State allocated funding for Road Projects and Black Spot Programs on the local road network of the Metropolitan Region.

2 BACKGROUND

The State Road Funds to Local Government Agreement, Procedures and Road Project Evaluation Guidelines was formally launched by the Hon Minister for Transport on March 14, 1996. This has since been superseded by several funding agreements with the most current being State Road Funds to Local Government Agreement 2018-19 to 2022-2023, supported by the State Road Funds to Local Government Procedure.

Black Spot funding is allocated and determined under the requirements of the State Black Spot Program Development and Management Guidelines and the Australian Government - Notes on Administration.

The general administration and co-ordination of the Programs is undertaken by Main Roads WA (MRWA) Metropolitan Region, in the role of Secretariat to the MRRG.

3 STRUCTURE

3.1 Sub Groups

The Metropolitan Local Governments are divided into 6 Sub Groups -

North West	West	Central
City of Joondalup City of Stirling City of Wanneroo	Town of Cambridge Town of Claremont Town of Cottesloe Town of Mosman Park City of Nedlands Shire of Peppermint Grove	City of Perth City of Subiaco City of Vincent
East Group	**South East**	**South West**
Town of Bassendean City of Bayswater Shire of Kalamunda Shire of Mundaring City of Swan	City of Armadale City of Belmont City of Canning City of Gosnells Shire of Serpentine- Jarrahdale City of South Perth Town of Victoria Park	City of Cockburn Town of East Fremantle City of Fremantle City of Kwinana City of Melville City of Rockingham

Sub Groups shall consist of an Elected Member and Technical Officer Representative from each attending Local Government.

Each Sub Group shall appoint an Elected Member and Technical Officer to represent the Sub Group at the MRRG Elected Members and Technical Group Meetings. It is recommended that Sub Groups also appoint a deputy for each of these delegates.

Sub Groups are coordinated by a Local Government Representative nominated from the attending Local Governments, this is generally the nominated Technical Group representative.

The Sub Groups shall meet regularly and at least twice yearly. The Agenda should include an item to review all current funded projects. Quarterly Expenditure Reports are distributed by MRWA to each Local Government and the respective Sub Group Technical Representatives to assist with this review. Local Governments shall provide an update on projects and report any projects that are at risk.

It is requested that invitations are extended to MRWA representatives to attend the Sub Group meetings.

3.2 Technical Group

The Technical Group is made up of nominated Local Government Technical Officers appointed by each of the Metropolitan Sub Groups. The Sub Group Technical Officer representatives are preferably at Manager level or above given the strategic nature of advice required to be given to Elected Members to make decisions.

The role of the Technical Group is to review the annual rate of expenditure; assist in the development and review of future year Programs prior to endorsement by the Elected Members; review the MRRG Policies and Practices document and the Improvement and Rehabilitation Road Project Submission Guidelines; and provide advice to Sub Group members on MRRG matters.

The Group shall meet prior to the Elected Members' meetings.

The Chair and Deputy Chair are elected for a two year term in line with Local Government Elections.

Coordination of Technical Group Meetings and Minute taking is undertaken by MRWA nominated personnel. Minutes are to be prepared for presentation at the next Elected Members meeting.

3.3 Elected Members

This is the decision making body for the MRRG. Elected Member representatives are appointed by each of the Sub Groups to attend the Elected Members meeting.

The MRRG Elected Members shall meet at least twice yearly, with Technical Representatives also attending. Only the Elected Members have voting rights.

The Chair and Deputy Chair are elected for a two year term in line with Local Government Elections.

Coordination of Elected Members' meetings and recording of minutes is undertaken by MRWA nominated personnel.

3.4 Main Roads Representatives

Main Roads Representatives are appointed by MRWA Metropolitan Region and provide Secretariat, Programming and Technical Support to the MRRG. Their role is to develop the initial Annual Local Government Road Programs, and administer and monitor rates of expenditure for approved programs.

The current nominated MRWA representatives for the Metropolitan Region are:

- Manager Asset Management and Road Programs;
- Program Coordinator; and
- Program Support Officer.

Consultancies may periodically be engaged to provide additional Technical Support, as approved by SAC.

3.5 Meetings

The Technical Committee and Elected Members meetings shall meet at least twice yearly, generally in March/April and October/November.

Sub Group meetings are held prior to the Technical and Elected Members Meetings with Minutes forwarded to MRWA (MRRG@mainroads.wa.gov.au) for inclusion in the Agenda Papers for the Technical and Elected Members meetings.

For further information please refer to “Roles and Responsibilities of Regional Road Group Members” and “Metropolitan Regional Road Group Reference information for Elected Members on a Regional Road Group”’ located on the WALGA website.

4 GENERAL ADMINISTRATION OF STATE ROAD FUNDS TO LOCAL GOVERNMENT FOR METROPOLITAN REGION

4.1 Submissions

Submissions for SRFLG Grant funding, are to be submitted in accordance with the SRFLG Procedures; the MRRG established Guidelines for the Submission for Road Improvement and Road Rehabilitation Projects; and the respective Black Spot Program Guidelines.

The timetable for submissions is advised annually and late submissions for all Programs ***will not*** be accepted. However, if time does not permit full Council approval prior to the deadlines, submissions with the notation “not yet endorsed by Council” will be accepted.

MRRG Road Project Submission Guidelines have been developed for submissions to MRRG Road Improvement and Road Rehabilitation Programs and are available on the Main Roads website. The MRRG Road Project Submission Guidelines are periodically reviewed and updated by the Technical Group in consultation with MRWA personnel to meet current practices. The *MRRG Submission Summary Table and Checklist* are to be completed for all Road Project Submissions and the Summary placed at the front of the submissions.

Australian Government Black Spot (AGBS) and State Black Spot (SBSP) nominations must meet the minimum criteria as set out in the respective Black Spot Program Guidelines. Nomination forms and Guidelines are available on the Main Roads website.

Milestone and Complexity Form outlining the proposed delivery timeline and possible risks (ie clearances required) must be included with all submissions/nominations.

All submissions will be subject to an audit process to determine the prioritised ranking of projects.

4.2 Payment of Claims

All Local Governments in the Metropolitan Region must have in place agreements with MRWA for Recipient Created Tax Invoices (RCTI).

In accordance with the State Road Funds to Local Government Procedure, Local Governments must submit a Progress Payment Certificate or a Certificate of Completion to MRRG@mainroads.wa.gov.au to claim grant funding. Main Roads will raise an RCTI for processing of payment and a copy of the RCTI will be forwarded to the Local Government for their records.

The MRRG has adopted the following method of recouping funds for approved projects, in line with the SRFLGA Procedures

Claim	**When made.**
40% of Project Estimate	Advance when advised that the project has been approved
40% of Project Estimate	Incurred expenditure on the project has exceeded 40% of the approved funding. Includes a Road Safety Audit for Improvement Projects.
20% of Project Estimate	Upon certification of satisfactory project completion of work in accordance with the project proposal.

4.3 Variations

Variations to scope, cost and time will be considered on a case by case basis. A MRRG Request for Variation must be completed and submitted along with supporting documentation to MRRG@mainroads.wa.gov.au.

Early advice of variations is a requirement and works should not proceed until approval has been granted.

All requests for variations will be assessed by MRWA in the first instance to ensure the request complies with the relevant Guidelines and meets the criteria for the year of approval.

Depending on the complexity of the variation the following will apply.

- Requests of a complex nature (ie significant cost increase and/or change of scope), following assessment by MRWA, will be reviewed by the Technical Committee with a recommendation to the MRRG Elected Members for consideration.

- Requests for extension of time and/or of a non-complex nature may be approved by the Chairman of the MRRG Elected Members after assessment by MRWA and review by Chair of the Technical Committee. Should any issues be identified then the request will be referred to the MRRG Elected Members for consideration.

- Rehabilitation Program only - MRRG has given authority for MRWA nominated officers to approve cost variations up to 10% of the allocated funding, if surplus funds are available. Approval must be obtained prior to the final claim being submitted.

- Australian Government Black Spot Program – following assessment by MRWA requests that still meet the minimum requirements will be forwarded to the Department of Infrastructure, Regional Development and Cities for approval.

Where a LG is asked to provide further information to clarify / verify a variation request the response is to be provided within 4 weeks to expedite the process.

4.4 MRRG Expenditure Action Plan – (refer Attachment 1)

At the request of SAC, the MRRG Expenditure Action Plan was developed to address issues that identified Local Government's need to improve accountability for acquittal and governance of project funding.

A phased approach for the implementation of the Plan was adopted by the MRRG, recognising that a number of the Plan's process improvements had already been adopted as current practice by the Group.

The most significant change to process is the introduction of penalties to future funding based on prior years performance. This will initially only impact the Rehabilitation Program - *refer clause 5.2.1 (f)*.

The MRRG performance will be reviewed annually to assess the impact of implemented process improvements on the overall rate of expenditure, and the need to implement further penalties.

5 FUNDING PROGRAMS

5.1 Direct Grants

Direct Grants are provided annually to Local Governments for routine maintenance on Local Roads. Direct Grant funding will be available after 1 July each year, on approval of the annual program. On receipt of a Certificate of Completion from Local Governments, certifying the previous year's allocation has been fully expended on roads, MRWA will arrange payment.

5.2 Road Project Grants

The SRFLG Agreement 2018/19-2022/23 currently distributes 36% of the State's Road Project funding to the Metropolitan Region. In accordance with the SRFLG Procedures the funding is provided on a cost sharing basis of LGs contributing $1 for every $2 from the Road Project Grant funds.

The MRRG Road Project Funding is split between two Programs – Rehabilitation and Improvement on a 50:50 basis. Should excess funds occur in either program in a given year the MRRG may consider a transfer of funds between the two Programs.

Improvement Projects that are anticipated to be delivered over more than 1 year shall be funded in stages in line with proposed delivery plans.

Submission Summary Forms must be included at the front of all Road Project Grant submissions for the Rehabilitation and Improvement Programs.

In addition the following Practices have been adopted by the MRRG for each of the Programs -

5.2.1 Rehabilitation Program -

a) Yearly submissions will be audited and ranked in accordance with the MRRG Road Project Submission Guidelines. A list of prioritised projects will be developed based on the audited ranking, and where possible maximising the eligible funding to each LG, with projects listed in Reserve.

b) Partial funding of projects is not permitted.

c) An annual maximum State Contribution allocation cap of $750,000 per Local Government is applied to the Program. Should funds not be fully allocated the cap may be increased in increments of $50,000 until fully allocated. This is reviewed on a year by year basis by the MRRG Technical Group for recommendation to the Elected Members.

d) The prioritised Submission Listing will be distributed to all LGs for review. LGs may request changes to meet the LGs needs if projects still meet the advised funding cut-off score for that year. Change requests must be submitted to MRWA prior to the Technical Group making a recommendation.

e) A draft program will be developed by MRWA and the Technical Group following the review by LGs. The draft will subsequently be presented to the Elected Members for endorsement prior to seeking Ministerial approval.

f) The eligible funding to LGs may be subject to penalties for unclaimed funds in the prior year (Refer attachment 1 – Metro MRRG Expenditure Plan. If more than 10% of the LGs total Rehabilitation funding remain unclaimed by 30 June in the prior year (Yr1), then the LGs eligible funding in the following year (Yr3) will be reduced by the percentage over and above the 10% unclaimed.

   For example. if a LG had underspent by 15% in Yr 1 then the eligible funding allocation to the LG in Yr 3 would be reduced by 5%).

g) LGs must submit the first 40% claim for grant funding by 31 December in the year of approval. MRRG has given authority for MRWA to withdraw projects and return funds to the Pool at the beginning of the 3rd quarter for any projects that do not meet this deadline. Reminders will be issued by MRWA one month in advance of the deadline.

h) The SRFLG Procedures require projects to be completed within the allocated year. However MRRG will allow LGs to submit a MRRG Request for Variation for extension of time to a maximum of 6 months for unforeseen delays. Requests must be received by 31 December in the approval year. It should be noted that the above mentioned penalties will apply if approvals are not in place by 30 June of that year.

i) If a LG is not able to deliver a project, the project is to be withdrawn and surplus funds returned to the Pool and any overpayments refunded to MRWA for reallocation. Early advice of withdrawals is required.

j) Where a Local Government completes a project under budget the surplus funds will be returned to the 'Pool' for reallocation and the Local Government is to refund any overpayments to MRWA. Funds may not be retained by the LG to cover shortfalls on other projects. The SRFLGA does allow LGs to fully claim the approved funding if the under spend is within $1000 of the approved allocation.

k) Over expenditures on projects is the responsibility of the Local Government. If monies are available in the "Pool", Local Governments may apply for additional funding. The MRRG has given MRWA authority to approve over spends of up to 10% of the State Contribution, if funding is available.

l) Reserve projects, in priority order, may be funded during the 2nd quarter if funding becomes available from the Pool funds. Funding offers for Reserve Projects will be made on the condition the grant is able to be fully acquitted by 30 June in the financial year the offer is made. If funding is accepted the LG must submit the 1st 40% claim within one month of acceptance. Reserve Projects not fully acquitted within the approval year will be subject to the above mentioned penalties.

m) The use of grant funding for the application of trial treatments is not permissible.

5.2.1.1 Signage and Pavement Marking

Main Roads is the authority for approval and installation of regulatory signage and pavement markings on public roads. In accordance with the State Road Funds to Local Government procedures, a provision for this cost must be included in the total cost of an approved grant funded project.

Local Government are required to submit their signage and pavement marking design to Road Network Operations Centre (via Traffic Management Services Branch) for review and approval. When submitting a request, it is important that Local Government highlight that their project will be funded by the MRRG. Once approved, Traffic Management Services will submit a Works Request to the Metropolitan Minor Improvement Works team. The Minor Improvement Works team will then liaise with Local Government to ensure the following conditions are met prior to scheduling and delivery of the works;

- the site is in a safe condition for all road users and that there is temporary signs and pavement markings
- completion and return of all necessary forms (e.g. Site availability forms must be returned via mncreinstatement@mainroads.wa.gov.au)
- spotting is undertaken in accordance with Main Roads standards

Acquittal

In November-21, following a successful 12-month trial, the Elected Members endorsed a signage and pavement marking acquittal process which involved transfer of the signage and pavement marking cost of a project from an approved program to an MRRG holding account. This holding account will be utilised by Main Roads to cover these costs, thereby avoiding the need to issue a separate invoice to Local Government once the works have been completed.

Once a Local Government receives approval of their plans from Traffic Management Services and an MCW number is issued, they will be able to issue their final claim for 20% if they quote this MCW number on their Certificate of Completion. This process applies to any projects that commence from 20/21 onwards.

5.2.2 Improvement Program

a) Yearly submissions will be audited and ranked in accordance with the MRRG Road Project Submission Guidelines for that year. A list of prioritised Projects will be developed based on the audited ranking with Projects listed in Reserve.

b) MRRG allocations to individual Projects will be capped at $3m State Contribution per year to a maximum contribution of $9m (i.e. total project cost $13.5m).

c) The State Contribution funding to individual Local Governments is capped at $4m per year.

d) Improvement Submissions will be subject to review by the Technical Group. To assist in the determination of funding allocations, LGs with new submissions and current projects will be required to attend a special meeting of the Technical Group in September of each year to present the current status of each project. The following criteria will be used to determine the funding allocated to successful projects.
   - Submissions with detailed designs, costings and third party approvals in place (shovel ready) will be allocated a minimum of 40% of the total project allocation in the first year with funding committed for future years in line with the proposed delivery plan, provided it is still within their funding cap.
   - Submissions based on concept plans and preliminary costs will be allocated funding for detailed design phase only. Funding for these projects will not be committed and LGs will be required to resubmit projects on completion of detailed design for consideration of future funding.

e) If the Project is deemed committed Local Governments may claim 40% of the total committed project allocation in the 1st year, provided funds are available.

f) Committed Improvement Projects are to be withdrawn and surplus funds returned if a Local Government has not claimed 80% of the total allocation for committed projects within 2 years of the latest approved funding allocation.

   i.e – For a project granted the full allocation in 2018/19, the 80% must be claimed by 30 June 2020. For a 2018/19 approved staged project where the latest allocation approved was in 2019/20 the 80% must be claimed by 30 June 2021.

g) A maximum one year extension may be approved by the MRRG, for committed projects, where a written request is received by 31 December in the year the latest funding allocation was approved.

h) Where a Local Government completes a project under budget the surplus funds shall be returned to the 'Pool' for reallocation and the Local Government shall refund any overpayments to MRWA. Funds may not be retained by the LG to cover shortfalls on other projects.

i) If a Local Government is unable to proceed with a project, the project is to be withdrawn from the Program. LGs may claim the 2/3 State Contribution for costs incurred to date, subject to an itemised breakdown of costs being provided and the LG contributing 1/3 of incurred costs. The balance of funding will be returned to the 'Pool', with the Local Government refunding any excess payment.

j) Over expenditures are the responsibility of the Local Government. To receive any further Road Project Grant funding over the approved amount a LG will need to resubmit the project for auditing and lodge a Request for Variation, for consideration by the

MRRG. Provision of additional funding is dependent on the availability of surplus monies held in the 'Pool'.

k) Reserve projects, in priority order, may be funded during the 2nd quarter to a maximum of 40% of the State Contribution if funding becomes available from the Pool. If Reserve funding is accepted the LG must submit the 1st 40% claim within one month of acceptance.

5.2.2.1 Signage and Pavement Marking

Similar in operation to section 5.2.1.1, the Elected Members endorsed in November-21 that the signage and pavement marking acquittal process also be extended to the Improvement Program.

A Local Government can submit their final claim for 20% if they quote the MCW number on their Certificate of Completion for any new projects that commence from 22/23 onwards.

5.3 Black Spot Programs

Funding is provided under the Australian Government Black Spot Program (AGBS) and State Black Spot Programs (SBSP) for Road Safety Improvement Projects within the Metropolitan Region. Australian Government Black Spot - Administration and State Black Spot Program Development and Management Guidelines are available on the MRWA and WA Local Government Association (WALGA) websites

a) The MRRG receives 50% of the total State Black Spot funds for Local Government Roads, currently $5M annually, and allocates up to 20% of this to Road Safety Audit projects.

b) AGBS funding pool for WA is determined on an annual basis by the Department of Infrastructure, Regional Development and Cities, for statewide distribution.

c) The Black Spot nominations will be ranked by Benefit Cost Ratio (BCR) based on current CARS data or Risk Reduction Cost Ratio (RRCR) based on Road Safety Audit.

d) Where the BCR and/or RRCR funding cut off scores fall on projects of equal scoring, the project from the Local Government with the least amount of proposed funding will be given priority, with consideration given to safety benefit.

e) Staging of projects is a requirement for State Black Spot nominations that involve Traffic Control Signals (TCS); utilities; third party approvals; and/or are of a complex nature. Staged projects shall be treated as priority projects for funding in the following financial years.

f) Nominations that include installation of or modifications to Traffic Control Signals will not be considered unless endorsed by MRWA Network Operations. A copy of the endorsement must be included with the nomination. To ensure nominations are valid LGs need to liaise with the Main Roads Traffic Services representative for their area well in advance of making a submission. Please refer to MRWA's Traffic Signals Approval Policy for further information.

g) To ensure independent status the MRRG has deemed the lead auditor for Road Safety Audits in support of nominations must be from outside the submitting Council. Other members of the audit team may be accredited officers from within the Council.

h) Variations to scope and/or cost will be assessed in accordance with the relevant Guidelines for eligibility of funding. The BCR score based on the revised total project cost must remain above the minimum requirement.

i) Following the funding cut off point all remaining projects are considered to be "Reserve Projects" and will be funded as per the BCR/RRCR priority if funding becomes available in the current financial year. Reserve Projects not funded in the current financial year must be resubmitted for consideration in the next years round of submissions.

6 OTHER GENERAL MATTERS

6.1 All Submissions involving a Highway or Main Road

Applications for Local Road Funding in the Metropolitan Region involving a Highway or Main Road shall only occur where the LG initiates the application and is prepared to contribute in accordance with the relevant Procedures / Guidelines.

Endorsement must be obtained from the Director of Metropolitan Operations prior to LGs submitting projects involving works on Highways or Main Roads. Approved projects will be subject to detail design approval in accordance with MRWA's "Conducting Works on Roads" process.

Refer: Conducting Works on Roads

6.2 MRWA Electrical Services Handover

Where a project involves the installation and/or modifications to Traffic Control Signals the final claim must include evidence the handover process for MRWA Electrical Services has been completed.

Refer: Commissioning, Decommissioning and Handover-Electrical-Assets

6.3 Completion of a Network Link

Where the final stage of a project to complete a critical network link fails to score sufficiently to merit an allocation, the MRRG has the authority to authorise in special circumstances, funding for completion of the project.

6.4 Other funding sources.

If a LG has successfully obtained alternative funding for an approved project, it is deemed the MRRG project should be withdrawn from the relevant Program and funds returned to the Pool for redistribution. This is considered in the spirit of the agreement and in line with past practice.

RELATED DOCUMENTS

State Road Funds to Local Government Agreement 2018-19 to 2022-2023

State Road Funds to Local Government Procedure

State Black Spot Program Development and Management Guidelines

Australian Government - Notes on Administration

MRRG Road Project Submission Guidelines

Progress Payment Certificate

Certificate of Completion

MRRG Request for Variation

Conducting Works On Roads

Traffic Signals Approval Policy

Commissioning-Handover-Electrical-Assets

To note: The above documents are all available from the Main Roads website

ATTACHMENT 1

MRRG Expenditure Action Plan – Implementation Plan April 2019

1. Process Improvements

1.1 Road Improvement Projects –

Successful submissions with detail designs, costings and third party approvals in place (shovel ready projects) will be allocated full project funding to match the timing of progress claims.
Successful submissions based on concept plans and preliminary costing are only to be allocated funding for the detailed design phase. Once detailed plans are completed the project needs to be resubmitted again. A funding allocation for the detailed design phase will be given but payment will only be for *local government* design costs (to be detailed and then verified by with help from Technical officers group as required) and actual costs incurred for engagement of required external parties (eg design, geotechnical consultants, underground utility documentation, utility application fees, surveyors, etc). Details of design costs must be documented with recoup claim.

Comment -

- *Current practice – this has been adopted consistently for the 2017/18 and 2018/19 programs.*

Action –

- *Update Policies and Practices Documents to reflect current practice*

1.2 Blackspot Projects –

Any submissions not fully designed with all third party approvals will automatically be staged and be allocated 40% only in the first year.
Complex projects (eg Traffic signals) fully designed with all third party approvals are also to be automatically staged and be allocated 40% only in the first year.

Comment –

- *This is current practice for State Black Spot.*
- *Australian Government Black Spot - current guidelines do not allow for staging of project funding and approved projects receive the full allocation of funds in the approval year. There is also no time limit imposed on the delivery of projects. It would therefore be unfair to penalise Councils for carrying over funds at the end of financial year and these Projects would need to be excluded from the penalty calculation*.

1.3 Submissions

A checkbox is to be added to the Milestones and Complexity submission form advising if project is fully designed, costed with all third party approvals received.

Comment –

- *Current practice – implemented for 2019/20 program submissions.*

Action –

- *Update Policies and Practices Documents to reflect current practice*

1.4 Claims

The first 40% of all projects are to be claimed by 31 December or project is forfeited (in place now).

Comment –

- *Current practice and in the policies and practices doc.*
- *Currently a "soft" approach is taken. Consider MRRG gives authority to MRWA to automatically withdraw projects after this date without seeking further approval from the MRRG.*

Action –

- *Update Policies and Practices Documents to enforce MRWA authority to automatically withdraw funding.*

2. Penalty Implementation

2.1 Road Rehabilitation Projects - >10% underspend

Should more than 10% of a Local Government's (LGs) total Rehabilitation funds remain unclaimed by 30 June, the allocation to that LGs Road Rehabilitation list for the following year is to be reduced by the percentage over and above the 10% unclaimed.

Action –

- *2018/19 performance to be measured and results used to apply penalties to the 2020/21 Rehabilitation Program.*
- *Review in 12 months after applying penalties with potential to increase penalty if not having any effect on the carry over.*

2.2 Road Rehabilitation Project - Staging

Assign 80% of each total project allocation in the approval year with a final 20% to be allocated in following year.
Projects completed in the approval year should have final claims lodged and if surplus funds are available in the Program these will be paid in that year otherwise the final 20% will be paid in the following year.

Comment –

- *Potential to penalise those Councils who do consistently claim within the required timeframe.*
- *Historically 120 to 130 projects are annually approved for funding under the MRRG Rehabilitation Program. Applying mandatory staging to projects in this Program will see the number of projects double per year (Yr1 80% funding + Yr2 20% funding). This alone will create an extra workload/complexity in the management of the Program.*
- *The staging of Rehabilitation projects over a two year period could possibly also have a negative effect on rate of expenditure with Councils taking licence to delay works and/or claims.*

Action –

- *Defer implementation until impact of 2.1 has been assessed and 2.3 if implemented.*

2.3 Road Rehabilitation Projects – 2nd 40% Claims

The total of *local authority* second 40% claims not made by 30 June in approval year will result in the following year's Road Rehabilitation *local authority* allocation being reduced by the same total amount resulting in one or more projects being lost.

Action –

- *Defer until impact of 2.1 has been assessed and the outcome of SAC Action item (review of wording on the 2nd Progress Payment Certificate) is known (next SAC meeting 17/8/18).*

3. Exemptions

Will only be considered if timely (as soon as reasonably possible) communication of delays is received from LGs.

Circumstances where exemptions may possibly be granted include -

- Late program approval – post 31/7/18.
- Unexpected Service provider delays – external third party control.
- Reserve projects (rehabilitation program) may be excluded from assessment of penalties.

NOTE : The Expenditure Action Plan covers current and forward year programs effective from 2018/19. Legacy projects are to be largely dealt with outside of this Plan.

MRRG EXPENDITURE ACTION PLAN
April 2019

1. Road Improvement

Successful submissions with detailed designs, costings and third party approvals in place (shovel ready project) will be allocated full project funding to match the timing of progress claims.
Successful submissions based on concept plans and preliminary costings are only to be allocated funding for the detailed design phase. Once detailed plans are completed the project needs to be resubmitted again. A funding allocation for the detailed design phase will be given but payment will only be for internal design costs (to be detailed and then verified by MRWA program support officer with help from Technical officers group as required) and actual costs incurred for engagement of required external parties (eg geotechnical consultants, underground utility documentation, utility application fees, surveyors, etc). Details of design costs must be documented with recoup claim.

2. Road Rehabilitation

Assign 80% of each total project allocation in the approval year with a final 20% to be allocated in following year.
Projects completed in the approval year should have final claims lodged and if surplus funds are available in the Program these will be paid in that year otherwise the final 20% will be paid in the following year.
The second 40% is to be claimed by 31 March. Prior to claiming the second 40% actual expenditure to date must exceed 40% of the State contribution allocation (as per current SAC guidelines). The total of second 40% claims not made by this date will result in the following year's Road Rehabilitation program allocation being reduced by that same total amount resulting in one or more projects being lost. This total includes 40% of withdrawn projects if not advised prior to 31 December.

3. Blackspot

Any submissions not fully designed with all third party approvals will automatically be staged and be allocated 40% only in the first year.

Complex projects (eg traffic signals) fully designed with all third party approvals are also to be automatically staged and be allocated 40% only in the first year.

4. Other Actions

A checkbox is to be added to the Milestones and Complexity submission form advising if project is fully designed, costed with all third party approvals received.

The first 40% of all projects are to be claimed by 31 December or project is forfeited (in place now).

Should more than 10% of a Local Government's (LGs) total road funds (Improvement, Rehabilitation and Blackspot – State remain unclaimed by 30 June the allocation to that LGs Road Rehabilitation list for the following year is to be reduced by the same percentage unclaimed. Should the total of second 40% claims in Road Rehabilitation projects not claimed by 31 March be greater than this percentage then whichever is the greater will apply in reduction to the following year's road rehabilitation allocation. Any funding reduction will result in at least one project lost from the nominated allocation for the following year. No projects will be part funded.

Any funds recovered will be allocated to reserve projects for those LGs not incurring any funding reduction. Should the funding cap be exhausted projects will then be offered to LGs (for those LGs not incurring any funding reduction) commencing from the highest remaining point scored projects. Those LGs offered additional projects will need to confirm acceptance as soon as possible and no later than 31 October.

It is open to LGs to request and seek alterations to timing of claims so long as these are done expeditiously and before MRRG meetings in November. Such approved changes will not be included in the calculations of totals unclaimed.

The Local Roads Program Manager, MRWA Manager Metropolitan Road program, MRWA Program Co-ordinator and WALGA Policy Manager Transport and Roads are to be invited to attend subgroup meetings. The Local Roads Program Manager will also visit individual LGs as necessary. The status of projects is to be covered at these meetings. The Local Roads Program Manager will review information from these meetings and visits together with the quarterly progress reports and make recommendations to the MRRG for project reallocation changes where issues in delivery are being encountered to ensure program funding is maximised.

Example of funding reduction.

Local Government	Total of Road Rehab claims not made by 31 March	Percentage of Unclaimed funds on all Projects as at 30 June	Amount reduced off following years Road Rehab allocation
City of XX1	$180,000	8%	Loss of $180,000
Town of YYY	$60,000	25%	Loss of $60,000 or 25% of allocation whichever is greater
Shire of ZZZ	$40,000	15%	Loss of $40,000 or 15% of allocation whichever is greater
City of XX2	$0	9.5%	Nil
City of XX3	$250,000	0%	Loss of $250,000

12.7 POLICY DOCUMENT REGISTER AND REVIEW PLAN - PROGRESS UPDATE AND IMPLEMENTATION REVIEW 2023

Attachments:

1. **Policy Document Register and Review Plan (clean)**
2. **Policy Document Register and Review Plan (marked up)**
3. **Policy Review Schedule 2024**
4. **Policy Review Statistics**
5. **Policy Review Summary**

RECOMMENDATION:

That Council:

1. APPROVES the:

1.1 updated Policy Document Register and Review Plan, at Attachment 1; and

1.2 Policy Review Schedule for the remainder of 2024 at Attachment 3; and

2. NOTES the:

2.1 Policy Review Statistics at Attachment 4; and

2.2 Policy Review Summary at Attachment 5

PURPOSE OF REPORT:

To seek Council approval of the updated Policy Document Register and Review Plan (Plan) at **Attachment 1** and indicative review schedule at **Attachment 3**, and to present a review of the Plan as summarised at **Attachment 4**.

BACKGROUND:

The Policy Document Register and Review Plan (Plan) was presented and approved by Council at its 13 October 2020 meeting and reviewed in November last year.

The Plan supports implementation of the Policy Development and Review Policy (Policy), in particular a systematic review of Policy Documents and alignment with the priorities of the Strategic Community Plan (SCP). This assists Administration in measuring the delivery and implementation of the community's long-term vision.

In accordance with clause 5.3 of the Policy, Administration is required to review the Plan annually and present the outcome of each review to Council.

DETAILS:

The City has established a comprehensive Policy Framework that is embedded within the organisation. The Framework facilitates a clear and consistent policy review program which is reflected in the exponential increase of policy review output.

The policy review program has facilitated the Plan through the monthly publication of policy papers. Each policy paper report contains the initial findings of Administration's review including background on the circumstance that led to original development of the policy, an evaluation of its effectiveness and consideration of community need or expectation.

Monthly policy papers have enabled Administration to engage with Council Members outside of the meeting cycle and present an opportunity for Council Members to seek comment, ask questions or request a meeting or Workshop on review findings and outcome proposals.

The Plan is a live document with all updates tracked since its 2022 review. A "tracked changes" version of the Plan has been provided at **Attachment 2**.

In accordance with the Plan there are 46 reviews scheduled to be undertaken in 2024. These include seven Strategies, four Plans and 35 Policies.

The review schedule at **Attachment 3** identifies the indicative review program for 2024.

Policy Review Statistics

Administration has made the following improvements to the Plan:

- developed a live dashboard of report statistics to continuously monitor policy review progress;
- incorporated policy review statistic into monthly reports to the Executive Management Committee;
- included all repealed policies in review statistics; and
- included formulas and conditional formatting to clearly identify policy documents that are past their review date and the period of time that they are overdue by.

In compiling statistics, it was noted that the City has 112 policy documents consisting of nine plans, 93 policies and 10 strategies. 48 per cent of these documents are past their review date as identified in the policy review statistics at **Attachment 4**.

Policy Review Summary

Since the Policy Document Register and Review Plan (Plan) was adopted in October 2020 Administration has provided early consultation to Council Members through 104 policy paper reports across 30 publications and finalised the review of 95 policy documents.

The review summary at **Attachment 5** outlines the progress of the Plan.

Completed reviews	
Policy reviewed and updated	41
Policy reviewed and repealed	47
Strategy developed and adopted	3
Plan developed and adopted	4
Grand Total	**95**

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

Clause 5.3 of Council's Policy Development and Review Policy requires Administration to review the Plan annually and present the outcome of the review to Council.

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to approve the updated Plan.

STRATEGIC IMPLICATIONS:

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

Innovative and Accountable

Our community is aware of what we are doing and how we are meeting our goals.
We are open and accountable to an engaged community.

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
Local Planning Policy: Non Residential Parking	Policy	Strategy & Development	Manager Policy & Place	Accessible City	20/06/2023	20/06/2027	within review range	Not overdue	2027	Not yet commenced	Nil
Parking Permits (3.9.3)	Policy	Infrastructure & Environment	Manager Ranger Services	Accessible City	05/04/2022	05/04/2026	within review range	Not overdue	2026	Not yet commenced	Nil
Accessible City Strategy 2020-2030	Strategy	Strategy & Development	Manager Policy & Place	Accessible City	18/05/2021	18/05/2025	within review range	Not overdue	2025	Not yet commenced	ACS is intended to guide the review of the Bicycle Network Plan (2013) and the Precinct Parking Management Plans (2009). Minor review annually through InfoBulletin, major review in 2025
Car Sharing Policy (7.7.2)	Policy	Strategy & Development	Manager Policy & Place	Accessible City	30/06/2015	30/06/2019	overdue	4 years, 3 months, 19 days	2024/ 2025	Review commenced by Administration	Review scheduled for 24/25
Car Parking Strategy	Strategy	Infrastructure & Environment	Manager Ranger Services	Accessible City	09/03/2010	09/03/2015	overdue	8 years, 7 months, 10 days	January to March 2024	Review commenced by Administration	Nil
Precinct Parking Management Plan	Plan	Infrastructure & Environment	Manager Ranger Services	Accessible City	25/11/2009	25/11/2014	overdue	8 years, 10 months, 24 days	January to March 2024	Review commenced by Administration	Review to be undertaken as action of Integrated Transport Strategy
Advisory Groups Policy	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Connected Community	17/10/2023	17/10/2027	within review range	Not overdue	2027	Not yet commenced	Nil.
Smoke Free Areas – Education and Enforcement Policy	Policy	Strategy & Development	Manager Public Health & Built Environment	Connected Community	26/07/2022	26/07/2026	within review range	Not overdue	2026	Not yet commenced	New policy adopted to support implementation of the City of Vincent Public Health Plan 2020-2025

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
Community Funding	Policy	Community and Business Services	Executive Manager Communications and Engagement	Connected Community	17/12/2021	17/12/2025	within review range	Not overdue	2025	Not yet commenced	Nil
Community and Stakeholder Engagement Policy	Policy	Chief Executive Office	Executive Manager Communications and Engagement	Connected Community	14/09/2021	14/09/2025	within review range	Not overdue	2025	Not yet commenced	Nil
Community and Stakeholder Engagement Strategy	Strategy	Chief Executive Office	Executive Manager Communications and Engagement	Connected Community	14/09/2021	14/09/2025	within review range	Not overdue	2025	Not yet commenced	Nil
Library and Local History's Collection Policy	Policy	Infrastructure & Environment	Branch Librarian and Senior Local History Librarian	Connected Community	27/04/2021	27/04/2025	within review range	Not overdue	January to March 2024	Review commenced by Administration	This policy replaced Library Collection Management Policy (3.11.1) and Local History Collection Management Policy (3.11.2) - early review commenced as current Policy is no longer deemed adequate after changes to the State Library Inter library loans and the impact on acquisitions requested by patrons and community.
Public Health Plan 2020 - 2025	Plan	Strategy & Development	Manager Public Health & Built Environment	Connected Community	01/01/2020	01/01/2025	within review range	Not overdue	2025	Not yet commenced	The Public Health Plan 2020 – 2025 was adopted by Council at its OMC 20 October 2020
Mobile Food Vendors - Vending Vincent	Policy	Strategy & Development	Manager Public Health & Built Environment	Connected Community	20/10/2020	20/10/2024	within review range	Not overdue	Review postponed (See comments)	Review postponed (See comments)	Policy review on hold. PHBE releasing lead role on Policy.

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
Innovate Reconciliation Action Plan 2022 – 2024	Plan	Community and Business Services	Executive Manager Communications and Engagement	Connected Community	23/08/2022	23/08/2024	within review range	Not overdue	2024	Review commenced by Administration	Process initiated for the development of the Stretch RAP
Alcohol Management (3.8.7)	Policy	Strategy & Development	Manager Public Health & Built Environment	Connected Community	01/04/2015	01/04/2019	overdue	4 years, 6 months, 18 days	July to September 2024	Review postponed (See comments)	There are a number of projects through the Public Health Plan (PHP) that would influence this policy and we would be better equipped to update this policy once these projects were finalised next year and ensure alignment between both the policy and deliverables within the PHP. Postponed from October to December 2023 - Local Drug Action Group (Vincent, Subiaco, Perth) has formed and are meeting regularly. Group currently collecting and collating data, to form shared goals / actions / strategies. Propose to delay Policy review to July 2024, to incorporate findings of LDAG Group.
Concerts and Events (3.8.3)	Policy	Strategy & Development	Manager Public Health & Built Environment	Connected Community	01/03/2014	01/03/2018	overdue	5 years, 7 months, 18 days	July to September 2024	Review postponed (See comments)	Postponed review to incorporate a proposed regulatory change which would affect the policy Postponed from October to December 2023 Regulatory change delayed by WA Dept of Health. Propose to review within 23-24 FY, in preparation for new Regulations
Multicultural Plan 2013-2017	Plan	Community and Business Services	Executive Manager Communications and Engagement	Connected Community	01/01/2013	01/01/2017	overdue	6 years, 9 months, 18 days	Review postponed (See comments)	Review postponed (See comments)	This plan will not be reviewed or updated. A new Community Development Plan will be developed in 2024 to include elements from the Multicultural plan

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
Parks Reserves and Hall Facilities - Conditions of Hire of Use (2.1.7)	Policy	Infrastructure & Environment	Manager Beatty Park Leisure Centre	Connected Community	22/02/2011	22/02/2015	overdue	8 years, 7 months, 27 days	Review postponed (See comments)	Review postponed (See comments)	Review has been undertaken and presented to Elected Members in the September 2022 Policy Paper. Further consultation was requested. Review deferred to ensure alignment to the draft Sport and Facilities Plan which is now being replaced with a draft Community Infrastructure Plan. Once plans for the CIP are decided a way forward with this Policy will be decided.
Closed Circuit Television (3.9.12)	Policy	Infrastructure & Environment	Manager Ranger Services	Connected Community	13/04/2010	13/04/2014	overdue	9 years, 6 months, 6 days	Review postponed (See comments)	Review postponed (See comments)	Approval to advertise amended policy is being presented in late 2022 Postponed pending new privacy legislation which will inform final updates to the Policy.
Graffiti – Control and Removal (2.1.3)	Policy	Infrastructure & Environment	Manager Waste & Recycling	Enhanced Environment	16/05/2023	16/05/2027	within review range	Not overdue	2027	Not yet commenced	Nil.
Sustainable Environment Strategy 2019 - 2024	Strategy	Strategy & Development	Manager Policy & Place	Enhanced Environment	23/07/2019	23/07/2024	within review range	Not overdue	January to March 2024	Review commenced by Administration	Review is underway as part of `the City's sustainability review. The sustainability review will encompass the Sustainable Environment Strategy, Public Open Space Strategy, Waste Strategy and Greening Plan.
Public Open Space Strategy 2018	Strategy	Strategy & Development	Manager Policy & Place	Enhanced Environment	11/12/2018	11/12/2023	within review range	Not overdue	2024	Review commenced by Administration	The City's sustainability review has commenced. The review will encompass the Sustainable Environment Strategy, Public Open Space Strategy, Waste Strategy and Greening Plan.

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
Greening Plan 2018-2023	Plan	Chief Executive Office	Manager Parks	Enhanced Environment	18/09/2018	18/09/2023	overdue	0 years, 1 months, 1 days	2024	Not yet commenced	The City's sustainability review has commenced. The review will encompass the Sustainable Environment Strategy, Public Open Space Strategy, Waste Strategy and Greening Plan.
Waste Strategy 2018 -2023	Strategy	Infrastructure & Environment	Executive Director Infrastructure & Environment	Enhanced Environment	18/09/2018	18/09/2023	overdue	0 years, 1 months, 1 days	2024	Not yet commenced	The City's Waste Strategy upon expiry will not be being renewed in its current form. This has been superseded by the statutory DWER Waste Plan, which duplicates this information requires annual reporting to DWER. It is being considered as part of the City's sustainability review.
Complaint Management Policy	Policy	Community and Business Services	Executive Manager Communications and Engagement	Innovative & Accountable	17/10/2023	17/10/2027	within review range	Not overdue	2027	Not yet commenced	Nil
Recognition of Noongar Boodjar Culture and History through Welcome to Country and Acknowledgement of Country and Acknowledgement of Council Policy	Policy	Community and Business Services	Executive Manager Communications and Engagement	Innovative & Accountable	25/07/2023	25/07/2027	within review range	Not overdue	2027	Not yet commenced	Nil
Legal Representation for Council Members and Employees (4.2.01)	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	20/06/2023	20/06/2027	within review range	Not overdue	2027	Not yet commenced	Nil

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
Purchasing Policy	Policy	Community and Business Services	Chief Financial Officer	Innovative & Accountable	20/06/2023	20/06/2027	within review range	Not overdue	2027	Not yet commenced	Nil
Risk Management Policy	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	13/12/2022	13/12/2026	within review range	Not overdue	2026	Not yet commenced	Note: The City's Risk Appetite and Tolerance Statements are to be reviewed within three months of each ordinary Council election
Recordkeeping Plan 2021033	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	16/11/2021	16/11/2026	within review range	Not overdue	2026	Not yet commenced	Under the State Records Act 2000 (the Act), the Plan must be reviewed within five years of the approval date and a report of the review submitted to the State Records Commission. Approved by the State Records Commission 16 November 2021
Development Compliance Enforcement Policy	Policy	Strategy & Development	Manager Public Health & Built Environment	Innovative & Accountable	18/10/2022	18/10/2026	within review range	Not overdue	2026	Not yet commenced	Nil
Sponsorship to the City (4.1.32)	Policy	Community and Business Services	Executive Manager Communications and Engagement	Innovative & Accountable	18/10/2022	18/10/2026	within review range	Not overdue	2026	Review commenced by Administration	Nil
Communications and Social Media Policy	Policy	Community and Business Services	Executive Manager Communications and Engagement	Innovative & Accountable	20/09/2022	20/09/2026	within review range	Not overdue	2026	Not yet commenced	Nil.
Recovery of Debts Rates and Service Charges (1.2.13)	Policy	Community and Business Services	Chief Financial Officer	Innovative & Accountable	20/09/2022	20/09/2026	within review range	Not overdue	2026	Not yet commenced	Nil

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
Nuclear Free Zone	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	23/08/2022	23/08/2026	within review range	Not overdue	2026	Not yet commenced	Nil
CEO Annual Performance Review	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	26/07/2022	26/07/2026	within review range	Not overdue	2026	Not yet commenced	Nil
Council Member Allowances, Fees, and Reimbursement of Expenses	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	17/05/2022	17/05/2026	within review range	Not overdue	2026	Not yet commenced	Nil
Council Member Contact with Developers	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	17/05/2022	17/05/2026	within review range	Not overdue	2026	Not yet commenced	Nil
Temporary Employment or Appointment of CEO	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	17/05/2022	17/05/2026	within review range	Not overdue	2026	Not yet commenced	Nil.
Code of Conduct Behaviour Complaints Management Policy	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	05/04/2022	05/04/2026	within review range	Not overdue	2026	Not yet commenced	Nil.
Election Signs Policy	Policy	Strategy & Development	Executive Manager Corporate	Innovative & Accountable	08/02/2022	08/02/2026	within review range	Not overdue	2026	Not yet commenced	Nil.

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
			Strategy & Governance								
Investment Policy	Policy	Community and Business Services	Chief Financial Officer	Innovative & Accountable	08/02/2022	08/02/2026	within review range	Not overdue	2026	Not yet commenced	Development of a more sophisticated investment strategy is under consideration. If approved the investment policy will require review to reflect strategic requirements and controls.
Fraud and Corruption Prevention Policy	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	22/06/2021	22/06/2025	within review range	Not overdue	2025	Not yet commenced	Nil
Attendance at Events Policy	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	23/03/2021	23/03/2025	within review range	Not overdue	2025	Not yet commenced	Adopted in accordance with the requirements of section 5.90A of the Local Government Act 1995
Execution of Documents Policy	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	15/09/2020	15/09/2024	within review range	Not overdue	2024	Not yet commenced	Nil
Meeting Procedures Policy & supporting Council Proceedings Guidelines	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	15/09/2020	15/09/2024	within review range	Not overdue	2024	Not yet commenced	Minor amendment to the policy is required to add the definition of “Committee Meeting”
Policy Development and Review Policy	Policy	Strategy & Development	Executive Manager Corporate	Innovative & Accountable	15/09/2020	15/09/2024	within review range	Not overdue	2024	Not yet commenced	Nil.

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
			Strategy & Governance								
Corporate Business Plan 2021/2022 – 2024-2025	Plan	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	20/06/2023	20/06/2024	within review range	Not overdue	2024	Not yet commenced	Documents endorsed by Council that guide the business planning cycle include: Asset Management Plan, Workforce Plan & LTFP
Council Proceedings - Recording and Web Streaming Policy	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	16/06/2020	16/06/2024	within review range	Not overdue	2024	Not yet commenced	Nil.
Council Members Continuing Professional Development Policy	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	17/05/2022	17/05/2024	within review range	Not overdue	January to March 2024	Not yet commenced	This policy must be reviewed after each ordinary election.
Council Election Period Policy	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	20/08/2019	20/08/2023	overdue	0 years, 1 months, 29 days	Review postponed (See comments)	Review postponed (See comments)	Amendments and review postponed pending proposed state-wide caretaker period policy Item 5.6 of proposed reform
Corporate Credit Cards (1.2.8)	Policy	Community and Business Services	Chief Financial Officer	Innovative & Accountable	30/04/2019	30/04/2023	overdue	0 years, 5 months, 19 days	April to June 2024	Review commenced by Administration	Implementation of the new credit card system is complete. Review is proposed for early 2024.
Organisational Structure and Designation of Senior Employees (4.1.7)	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	05/03/2019	05/03/2023	overdue	0 years, 7 months, 14 days	Review postponed (See comments)	Review postponed (See comments)	Review postponed

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
Freedom of Information Requests (4.1.04)	Policy	Chief Executive Office	Executive Manager Information and Communication Technology	Innovative & Accountable	04/04/2018	04/04/2022	overdue	1 years, 6 months, 15 days	Review postponed (See comments)	Review postponed (See comments)	Postponed pending update to Privacy Policy and drafting of new FOI Policy
Naming of City Facilities (4.1.18)	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	26/02/2013	26/02/2017	overdue	6 years, 7 months, 23 days	January to March 2023	Early consultation with Council Members	Linked to laneway policy awaiting Engineering input. Late 2023
Privacy Management (4.1.31)	Policy	Chief Executive Office	Executive Manager Information and Communication Technology	Innovative & Accountable	01/11/2010	01/11/2014	overdue	8 years, 11 months, 18 days	Review postponed (See comments)	Review postponed (See comments)	The City is working with Department of Premier and Cabinet and their Privacy and Responsible Information Sharing readiness framework in preparation for new WA Govt Privacy legislation expected at the end of 2024. Key dates in the framework: Feb-24: Develop model Privacy Policy (template) and supporting guidance Mar-24: Develop and publish a Privacy Policy
Vehicle Management (4.1.16)	Policy	Infrastructure & Environment	Manager Engineering	Innovative & Accountable	28/09/2010	28/09/2014	overdue	9 years, 0 months, 21 days	January to March 2024	Not yet commenced	Postponed from April – June 2023
Asset Management (2.2.12)	Policy	Infrastructure & Environment	Manager City Buildings and Asset Management	Innovative & Accountable	10/03/2009	10/03/2013	overdue	10 years, 7 months, 9 days	April to June 2023	Community consultation underway	Community consultation approved at 22 August 2023 OMC
Council Members Requests - Contact	Policy	Strategy & Development	Executive Manager Corporate	Innovative & Accountable	22/04/2008	22/04/2012	overdue	11 years, 5 months, 27 days	Review postponed	Review postponed (See comments)	Postponed until publication of the DLGSC Council Communication Agreements template

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
with City Employees (4.2.05)			Strategy & Governance						(See comments)		
Appendix 6 - Brookman and Moir Street Design Guidelines	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	22/08/2023	22/08/2027	within review range	Not overdue	2023/2024	Not yet commenced	Nil
Local Planning Policy: Heritage Areas	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	25/07/2023	25/07/2027	within review range	Not overdue	2027	Not yet commenced	Nil
Local Planning Policy: Character Areas	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	25/07/2023	25/07/2027	within review range	Not overdue	2027	Not yet commenced	Nil
Minor Nature Development (7.5.1)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	25/07/2023	25/07/2027	within review range	Not overdue	2027	Not yet commenced	Nil
Local Planning Policy: Signs and Advertising	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	21/06/2022	21/06/2026	within review range	Not overdue	2026	Not yet commenced	Nil
Built Form (7.1.1)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	16/06/2020	16/06/2024	within review range	Not overdue	2023/2024	Review commenced by Administration	Currently being reviewed
Local Planning Scheme No. 2 (As amended)	Strategy	Strategy & Development	Manager Policy & Place	Sensitive Design	11/12/2018	11/12/2023	within review range	Not overdue	2023/2024	Review commenced by Administration	Currently being reviewed
Local Planning Strategy	Strategy	Strategy & Development	Manager Policy & Place	Sensitive Design	11/12/2018	11/12/2023	within review range	Not overdue	2023/2024	Review commenced by Administration	Currently being reviewed
Substantial Commencement of Development (7.5.4)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	27/08/2017	27/08/2021	overdue	2 years, 1 months, 22 days	2023/2024	Review commenced by Administration	Currently being reviewed

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
Heritage Assistance Fund (7.6.9)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	05/04/2016	05/04/2020	overdue	3 years, 6 months, 14 days	2023/2024	Early consultation with Council Members	Currently being reviewed - Review update included in January 2023 Policy Paper
Heritage Management - Amending MHI (7.6.5)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	30/06/2015	30/06/2019	overdue	4 years, 3 months, 19 days	2023/2024	Early consultation with Council Members	Currently being reviewed - Review update included in January 2023 Policy Paper
Construction Management Plans (7.5.23)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	24/06/2014	24/06/2018	overdue	5 years, 3 months, 25 days	2023/2024	Review commenced by Administration	Currently being reviewed
Domestic Satellite Dishes Microwave Antennae and Tower Masts (7.5.5)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	23/03/2014	23/03/2018	overdue	5 years, 6 months, 26 days	2024/2025	Not yet commenced	Review was scheduled for 2024/2025
Heritage Management - Development Guidelines for Heritage and Adjacent Properties (7.6.1)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	08/10/2013	08/10/2017	overdue	6 years, 0 months, 11 days	2023/2024	Early consultation with Council Members	Currently being reviewed - Review update included in January 2023 Policy Paper
Trees of Significance (7.6.3)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	25/06/2013	25/06/2017	overdue	6 years, 3 months, 24 days	2023/2024	Early consultation with Council Members	Currently being reviewed - Review update included in January 2023 Policy Paper
Appendix 11 - Non - Conforming Use Register	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	11/06/2013	11/06/2017	overdue	6 years, 4 months, 8 days	2024/2025	Not yet commenced	Review was scheduled for 2024/25

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
Aged or Dependent Persons Dwellings (7.4.2)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	12/02/2013	12/02/2017	overdue	6 years, 8 months, 7 days	2023/2024	Community consultation underway	Currently being reviewed - advertising proposed revocation approved at 19/09/2023 OMC - consultation underway until 23/10/2023
Heritage Strategic Plan 2013 – 2017	Plan	Strategy & Development	Manager Policy & Place	Sensitive Design	01/01/2013	01/01/2017	overdue	6 years, 9 months, 18 days	2023/2024	Review commenced by Administration	Review scheduled for 2023/24 to integrate into Local Planning Strategy and remove standalone strategy
Sound Attenuation (7.5.21)	Policy	Strategy & Development	Manager Public Health & Built Environment	Sensitive Design	24/07/2012	24/07/2016	overdue	7 years, 2 months, 25 days	2024/2025	Not yet commenced	Review was scheduled for 2024/25
Heritage Management - Assessment (7.6.2)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	10/07/2012	10/07/2016	overdue	7 years, 3 months, 9 days	2023/2024	Early consultation with Council Members	Currently being reviewed - Review update included in January 2023 Policy Paper
Heritage Management - Interpretation (7.6.4)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	10/07/2012	10/07/2016	overdue	7 years, 3 months, 9 days	2023/2024	Early consultation with Council Members	Currently being reviewed - Review update included in January 2023 Policy Paper
Telecommunication Facilities (7.5.6)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	28/02/2012	28/02/2016	overdue	7 years, 7 months, 21 days	2024/2025	Not yet commenced	Review was scheduled for 2024/2025
Amalgamation Condition on Planning Approvals (7.5.19)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	06/12/2011	06/12/2015	overdue	7 years, 10 months, 13 days	2023/2024	Review commenced by Administration	Currently being reviewed
Appendix 20 - Refunding and Waiving Planning And Building Fees	Policy	Strategy & Development	Manager Development & Design	Sensitive Design	27/11/2011	27/11/2015	overdue	7 years, 10 months, 22 days	April to June 2023	Early consultation with Council Members	Review brought forward. Review to progress in 23/24FY with adequate resourcing for Building and Planning teams.

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
Sustainable Design (7.5.10)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	22/03/2011	22/03/2015	overdue	8 years, 6 months, 27 days	2024/2025	Not yet commenced	Review was scheduled for 2024/2025
Encroachments Over Crown Lands (7.4.9)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	14/04/2009	14/04/2013	overdue	10 years, 6 months, 5 days	2023/2024	Review commenced by Administration	Currently being reviewed
Heritage Management - Bonuses (7.6.7)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	11/06/2006	11/06/2010	overdue	13 years, 4 months, 8 days	2023/2024	Early consultation with Council Members	Currently being reviewed - Review update included in January 2023 Policy Paper
Heritage Management - Enquiries (7.6.8)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	11/06/2006	11/06/2010	overdue	13 years, 4 months, 8 days	2023/2024	Early consultation with Council Members	Currently being reviewed - Review update included in January 2023 Policy Paper
Heritage Management - The Heritage List MHI (7.6.6)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	22/11/2005	22/11/2009	overdue	13 years, 10 months, 27 days	2023/2024	Early consultation with Council Members	Currently being reviewed - Review update included in January 2023 Policy Paper
Appendix 22 - Development Design Guidelines for Structures Above or Adjacent to the Graham Farmer Freeway Tunnel Northbridge	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	01/01/2001	01/01/2005	overdue	18 years, 9 months, 18 days	2024/2025	Not yet commenced	Review was scheduled for 2024/25
Arts Plan 2023 - 2028	Plan	& Strategy Development	Policy Manager Place &	Thriving Places	2023/08/22	2028/08/22	within review range	Not overdue	2028	Not yet commenced	Nil.
Thriving Places Strategy	Strategy	Strategy & Development	Manager Policy & Place	Thriving Places	22/08/2023	22/08/2027	within review range	Not overdue	2027	Early consultation with Council Members	Nil.

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
Access and Inclusion Plan 2022-2027	Plan	Community and Business Services	Executive Manager Communications and Engagement	Thriving Places	26/07/2022	26/07/2027	within review range	Not overdue	2027	Not yet commenced	Nil
Local Planning Policy: Percent for Art	Policy	Strategy & Development	Manager Policy & Place	Thriving Places	15/11/2022	15/11/2026	within review range	Not overdue	2026	Not yet commenced	Nil
Flying and Displaying of Flags and Banners	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Thriving Places	26/07/2022	26/07/2026	within review range	Not overdue	2026	Not yet commenced	Nil
Local Planning Policy: Child Care and Family Day Care	Policy	Strategy & Development	Manager Policy & Place	Thriving Places	24/06/2022	24/06/2026	within review range	Not overdue	2026	Not yet commenced	Nil
Vibrant Public Spaces Policy	Policy	Strategy & Development	Manager Policy & Place	Thriving Places	21/06/2022	21/06/2026	within review range	Not overdue	2026	Not yet commenced	Nil
Memorials in Public Places and Reserves	Policy	Infrastructure & Environment	Manager Parks	Thriving Places	05/04/2022	05/04/2026	within review range	Not overdue	2026	Not yet commenced	Nil.
Local Planning Policy: Short Term Accommodation	Policy	Strategy & Development	Manager Policy & Place	Thriving Places	23/03/2021	23/03/2025	within review range	Not overdue	2025	Not yet commenced	Nil
Street Activation Policy (3.10.3)	Policy	Community and Business Services	Executive Manager Communications and Engagement	Thriving Places	13/11/2018	13/11/2022	overdue	0 years, 11 months, 6 days	Review postponed (See comments)	Early consultation with Council Members	Next review 13/11/2022 Included in January 2023 Policy Paper. Review delayed - report to August workshop. Delayed until after elections.
Verge Treatments Plantings and Beautification (2.2.4)	Policy	Infrastructure & Environment	Manager Parks	Thriving Places	21/08/2018	21/08/2022	overdue	1 years, 1 months, 28 days	October to December 2023	Review postponed (See comments)	Review was due 2022 postponed due to resourcing. October to December 2023

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
Street Trees (2.1.2)	Policy	Infrastructure & Environment	Manager Parks	Thriving Places	22/05/2018	22/05/2022	overdue	1 years, 4 months, 27 days	January to March 2023	Early consultation with Council Members	Early consultation commenced at June 2023 Workshop
Art Collection Policy (3.10.7)	Policy	Strategy & Development	Manager Policy & Place	Thriving Places	22/08/2017	22/08/2021	overdue	2 years, 1 months, 27 days	2023/2024	Review commenced by Administration	Currently being reviewed
Public Art (3.10.8)	Policy	Strategy & Development	Manager Policy & Place	Thriving Places	22/08/2017	22/08/2021	overdue	2 years, 1 months, 27 days	2023/2024	Review commenced by Administration	Currently being reviewed
Public Murals (3.10.9)	Policy	Strategy & Development	Manager Policy & Place	Thriving Places	10/03/2017	10/03/2021	overdue	2 years, 7 months, 9 days	2023/2024	Review commenced by Administration	Currently being reviewed
Consulting Rooms Policy (7.5.22)	Policy	Strategy & Development	Manager Policy & Place	Thriving Places	22/09/2015	22/09/2019	overdue	4 years, 0 months, 27 days	2023/2024	Community consultation underway	Community consultation approved at 22/08/2023
Licensed Premises (7.5.7)	Policy	Strategy & Development	Manager Policy & Place	Thriving Places	11/03/2014	11/03/2018	overdue	5 years, 7 months, 8 days	2023/2024	Not yet commenced	Currently being reviewed
2.2.10 Stormwater Drainage Connections	Policy	Infrastructure & Environment	Manager Engineering	Thriving Places	09/04/2013	09/04/2017	overdue	6 years, 6 months, 10 days	January to March 2024	Not yet commenced	Review required. Postponed from April – June 2023 additional time required to review the technical information in regards to storm events
Laneways and Rights of Way (2.2.8)	Policy	Infrastructure & Environment	Manager Engineering	Thriving Places	09/04/2013	09/04/2017	overdue	6 years, 6 months, 10 days	January to March 2024	Review commenced by Administration	Review in early stages
Truncations (2.2.6)	Policy	Infrastructure & Environment	Manager Engineering	Thriving Places	28/02/2012	28/02/2016	overdue	7 years, 7 months, 21 days	January to March 2024	Review commenced by Administration	Review in final stages. Postponed from April – June 2023

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
Affordable Housing Strategy	Strategy	Strategy & Development	Manager Policy & Place	Thriving Places	24/02/2009	24/02/2014	overdue	9 years, 7 months, 25 days	2023/2024	Review commenced by Administration	Review scheduled for 2023/24 to integrate into Local Planning Strategy and remove standalone strategy
Diversity Access and Equity Policy	Policy	Community and Business Services	Executive Manager Communications and Engagement	Thriving Places	01/02/2010	01/02/2014	overdue	9 years, 8 months, 18 days	October to December 2023	Early consultation with Council Members	Included in September 2023 Policy Paper

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
Local Planning Policy: Non Residential Parking	Policy	Strategy & Development	Manager Policy & Place	Accessible City	20/06/2023	20/06/2027	within review range	Not overdue	2027	Not yet commenced	Policy updated 20/06/23 (Item 9.3)
Parking Permits (3.9.3)	Policy	Infrastructure & Environment	Manager Ranger Services	Accessible City	05/04/2022	05/04/2026	within review range	Not overdue	2026	Not yet commenced	Nil
Accessible City Strategy 2020-2030	Strategy	Strategy & Development	Manager Policy & Place	Accessible City	18/05/2021	18/05/2025	within review range	Not overdue	2025	Not yet commenced	ACS is intended to guide the review of the Bicycle Network Plan (2013) and the Precinct Parking Management Plans (2009). Minor review annually through InfoBulletin, major review in 2025
Car Sharing Policy (7.7.2)	Policy	Strategy & Development	Manager Policy & Place	Accessible City	30/06/2015	30/06/2019	overdue	4 years, 3 months, 19 days	2024/ 2025	Review commenced by Administration	Review scheduled for 24/25
Car Parking Strategy	Strategy	Infrastructure & Environment	Manager Ranger Services	Accessible City	09/03/2010	09/03/2015	overdue	8 years, 7 months, 10 days	January to March 2024	Review commenced by Administration	Nil
Precinct Parking Management Plan	Plan	Infrastructure & Environment	Manager Ranger Services	Accessible City	25/11/2009	25/11/2014	overdue	8 years, 10 months, 24 days	January to March 2024	Review commenced by Administration	Review to be undertaken as action of Integrated Transport Strategy
Advisory Groups Policy	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Connected Community	17/10/2023	17/10/2027	within review range	Not overdue	2027	Not yet commenced	Nil.
Smoke Free Areas – Education and Enforcement Policy	Policy	Strategy & Development	Manager Public Health & Built Environment	Connected Community	26/07/2022	26/07/2026	within review range	Not overdue	2026	Not yet commenced	New policy adopted to support implementation of the City of Vincent Public Health Plan 2020-2025

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
Community Funding	Policy	Community and Business Services	Executive Manager Communications and Engagement	Connected Community	17/12/2021	17/12/2025	within review range	Not overdue	2025	Not yet commenced	Nil
Community and Stakeholder Engagement Policy	Policy	Chief Executive Office	Executive Manager Communications and Engagement	Connected Community	14/09/2021	14/09/2025	within review range	Not overdue	2025	Not yet commenced	Nil
Community and Stakeholder Engagement Strategy	Strategy	Chief Executive Office	Executive Manager Communications and Engagement	Connected Community	14/09/2021	14/09/2025	within review range	Not overdue	2025	Not yet commenced	Nil
Library and Local History's Collection Policy	Policy	Infrastructure & Environment	Branch Librarian and Senior Local History Librarian	Connected Community	27/04/2021	27/04/2025	within review range	Not overdue	January to March 2024	Review commenced by Administration	This policy replaced Library Collection Management Policy (3.11.1) and Local History Collection Management Policy (3.11.2) - early review commenced as current Policy is no longer deemed adequate after changes to the State Library Inter library loans and the impact on acquisitions requested by patrons and community.
Public Health Plan 2020 - 2025	Plan	Strategy & Development	Manager Public Health & Built Environment	Connected Community	01/01/2020	01/01/2025	within review range	Not overdue	2025	Not yet commenced	The Public Health Plan 2020 – 2025 was adopted by Council at its OMC 20 October 2020
Mobile Food Vendors - Vending Vincent	Policy	Strategy & Development	Manager Public Health & Built Environment	Connected Community	20/10/2020	20/10/2024	within review range	Not overdue	Review postponed (See comments)	Review postponed (See comments)	~~This Policy has been the subject of discussion relating to the proposal for a commercial kiosk at Hyde Park.~~ ~~Council have requested Administration review and amend~~

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
											~~the Vending Vincent Policy to consider a maximum period of trade within a single location~~. Policy review on hold. PHBE releasing lead role on Policy.
Innovate Reconciliation Action Plan 2022 – 2024	Plan	Community and Business Services	Executive Manager Communications and Engagement	Connected Community	23/08/2022	23/08/2024	within review range	Not overdue	2024	Review commenced by Administration	Process initiated for the development of the Stretch RAP
Alcohol Management (3.8.7)	Policy	Strategy & Development	Manager Public Health & Built Environment	Connected Community	01/04/2015	01/04/2019	overdue	4 years, 6 months, 18 days	July to September 2024	Review postponed (See comments)	There are a number of projects through the Public Health Plan (PHP) that would influence this policy and we would be better equipped to update this policy once these projects were finalised next year and ensure alignment between both the policy and deliverables within the PHP. ~~Postponed from December 2022. Discussions with the Mental Health Commission regarding Alcohol and Drug related harm and strategies are scheduled for 2023 as part of the Public Health Plan. This will inform the review and update of this policy. Postponed from October to December 2023 - Local Drug Action Group (Vincent, Subiaco, Perth) has formed and are meeting regularly. Group currently collecting and collating data, to form shared goals / actions / strategies. Propose to delay Policy review to July 2024, to incorporate findings of LDAG Group.~~ Postponed from October to December 2023 - Local Drug Action

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
											Group (Vincent, Subiaco, Perth) has formed and are meeting regularly. Group currently collecting and collating data, to form shared goals / actions / strategies. Propose to delay Policy review to July 2024, to incorporate findings of LDAG Group.
Concerts and Events (3.8.3)	Policy	Strategy & Development	Manager Public Health & Built Environment	Connected Community	01/03/2014	01/03/2018	overdue	5 years, 7 months, 18 days	July to September 2024	Review postponed (See comments)	Postponed review to incorporate a proposed regulatory change which would affect the policy ~~Postponed to December 2023~~ Postponed from October to December 2023 Regulatory change delayed by WA Dept of Health. Propose to review within 23-24 FY, in preparation for new Regulations
Multicultural Plan 2013-2017	Plan	Community and Business Services	Executive Manager Communications and Engagement	Connected Community	01/01/2013	01/01/2017	overdue	6 years, 9 months, 18 days	Review postponed (See comments)	Review postponed (See comments)	This plan will not be reviewed or updated. A new Community Development Plan will be developed in 2024 to include elements from the Multicultural plan
Parks Reserves and Hall Facilities - Conditions of Hire of Use (2.1.7)	Policy	Infrastructure & Environment	Manager Beatty Park Leisure Centre	Connected Community	22/02/2011	22/02/2015	overdue	8 years, 7 months, 27 days	Review postponed (See comments)	Review postponed (See comments)	Review has been undertaken and presented to Elected Members in the September 2022 Policy Paper. Further consultation was requested. Review deferred to ensure alignment to the draft Sport and Facilities Plan which is now being replaced with a draft Community Infrastructure Plan. Once plans for the CIP are decided a way forward with this Policy will be decided.

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
Closed Circuit Television (3.9.12)	Policy	Infrastructure & Environment	Manager Ranger Services	Connected Community	13/04/2010	13/04/2014	overdue	9 years, 6 months, 6 days	Review postponed (See comments)	Review postponed (See comments)	Approval to advertise amended policy is being presented in late 2022 ~~Approval to advertise April 2023 OMC~~ Postponed pending new privacy legislation which will inform final updates to the Policy.
Graffiti – Control and Removal (2.1.3)	Policy	Infrastructure & Environment	Manager Waste & Recycling	Enhanced Environment	16/05/2023	16/05/2027	within review range	Not overdue	2027	Not yet commenced	~~Review is ongoing due to the prioritisation of waste service changes. Proposed scope of work will be revised following resource adjustments in the 2021/22 Budget. Proposed review to align with Waste Management (2.2.11) review.~~ ~~Review presented in the June 2022 Policy Paper. Approval to advertise at August 2022 OMC~~. Nil.
Sustainable Environment Strategy 2019 - 2024	Strategy	Strategy & Development	Manager Policy & Place	Enhanced Environment	23/07/2019	23/07/2024	within review range	Not overdue	January to March 2024	Review commenced by Administration	Review is underway as part of `the City's sustainability review. The sustainability review will encompass the Sustainable Environment Strategy, Public Open Space Strategy, Waste Strategy and Greening Plan.
Public Open Space Strategy 2018	Strategy	Strategy & Development	Manager Policy & Place	Enhanced Environment	11/12/2018	11/12/2023	within review range	Not overdue	2024	Review commenced by Administration	The City's sustainability review has commenced. The review will encompass the Sustainable Environment Strategy, Public Open Space Strategy, Waste Strategy and Greening Plan.
Greening Plan 2018-2023	Plan	Chief Executive Office	Manager Parks	Enhanced Environment	18/09/2018	18/09/2023	overdue	0 years, 1 months, 1 days	2024	Review commenced by Administration	~~Proposed review in 2023.~~ The City's sustainability review has commenced. The review will

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
											encompass the Sustainable Environment Strategy, Public Open Space Strategy, Waste Strategy and Greening Plan.
Waste Strategy 2018 -2023	Strategy	Infrastructure & Environment	Executive Director Infrastructure & Environment	Enhanced Environment	18/09/2018	18/09/2023	overdue	0 years, 1 months, 1 days	2024	Review commenced by Administration	~~On track for review 2023~~ The City's Waste Strategy upon expiry will not be being renewed in its current form. This has been superseded by the statutory DWER Waste Plan, which duplicates this information requires annual reporting to DWER. It is being considered as part of the City's sustainability review.
Complaint Management Policy	Policy	Community and Business Services	Executive Manager Communications and Engagement	Innovative & Accountable	17/10/2023	17/10/2027	within review range	Not overdue	2027	Not yet commenced	~~Out for community consultation~~ Nil
Recognition of Noongar Boodjar Culture and History through Welcome to Country and Acknowledgement of Country and Acknowledgement of Council Policy	Policy	Community and Business Services	Executive Manager Communications and Engagement	Innovative & Accountable	25/07/2023	25/07/2027	within review range	Not overdue	2027	Not yet commenced	~~Presented at July Council for endorsement.~~ Nil
Legal Representation for Council Members and Employees (4.2.01)	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	20/06/2023	20/06/2027	within review range	Not overdue	2027	Not yet commenced	~~October 2022.~~ Nil

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
Purchasing Policy	Policy	Community and Business Services	Chief Financial Officer	Innovative & Accountable	20/06/2023	20/06/2027	within review range	Not overdue	2027	Not yet commenced	~~A recent review of the City's procurement practices identified key areas for improvement. Approved for advertising at April 2023 OMC~~ Review complete
Risk Management Policy	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	13/12/2022	13/12/2026	within review range	Not overdue	2026	Not yet commenced	Note: The City's Risk Appetite and Tolerance Statements are to be reviewed within three months of each ordinary Council election
Recordkeeping Plan 2021033	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	16/11/2021	16/11/2026	within review range	Not overdue	2026	Not yet commenced	Under the State Records Act 2000 (the Act), the Plan must be reviewed within five years of the approval date and a report of the review submitted to the State Records Commission. Approved by the State Records Commission 16 November 2021
Development Compliance Enforcement Policy	Policy	Strategy & Development	Manager Public Health & Built Environment	Innovative & Accountable	18/10/2022	18/10/2026	within review range	Not overdue	2026	Not yet commenced	New policy replaced Policy No. 4.1.22 – Prosecution and Enforcement
Sponsorship to the City (4.1.32)	Policy	Community and Business Services	Executive Manager Communications and Engagement	Innovative & Accountable	18/10/2022	18/10/2026	within review range	Not overdue	2026	Review commenced by Administration	~~Late 2022 - Subject to consultation.~~ Nil
Communications and Social Media Policy	Policy	Community and Business Services	Executive Manager Communications and Engagement	Innovative & Accountable	20/09/2022	20/09/2026	within review range	Not overdue	2026	Not yet commenced	New policy replaced Media (4.1.25) and Social Media Protocol (4.1.20) policies
Recovery of Debts Rates and Service Charges (1.2.13)	Policy	Community and Business Services	Chief Financial Officer	Innovative & Accountable	20/09/2022	20/09/2026	within review range	Not overdue	2026	Not yet commenced	Policy updated 20/09/2022 (Item 11.5)

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
Nuclear Free Zone	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	23/08/2022	23/08/2026	within review range	Not overdue	2026	Not yet commenced	Nil
CEO Annual Performance Review	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	26/07/2022	26/07/2026	within review range	Not overdue	2026	Not yet commenced	Nil
Council Member Allowances, Fees, and Reimbursement of Expenses	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	17/05/2022	17/05/2026	within review range	Not overdue	2026	Not yet commenced	Nil
Council Member Contact with Developers	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	17/05/2022	17/05/2026	within review range	Not overdue	2026	Not yet commenced	Nil
Temporary Employment or Appointment of CEO	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	17/05/2022	17/05/2026	within review range	Not overdue	2026	Not yet commenced	Nil.
Code of Conduct Behaviour Complaints Management Policy	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	05/04/2022	05/04/2026	within review range	Not overdue	2026	Not yet commenced	New policy required in accordance with the Local Government (Model Code of Conduct) Regulations 2021
Election Signs Policy	Policy	Strategy & Development	Executive Manager Corporate	Innovative & Accountable	08/02/2022	08/02/2026	within review range	Not overdue	2026	Not yet commenced	New policy required to support Local Law

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
			Strategy & Governance								
Investment Policy	Policy	Community and Business Services	Chief Financial Officer	Innovative & Accountable	08/02/2022	08/02/2026	within review range	Not overdue	2026	Not yet commenced	Development of a more sophisticated investment strategy is under consideration. If approved the investment policy will require review to reflect strategic requirements and controls.
Fraud and Corruption Prevention Policy	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	22/06/2021	22/06/2025	within review range	Not overdue	2025	Not yet commenced	Nil
Attendance at Events Policy	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	23/03/2021	23/03/2025	within review range	Not overdue	2025	Not yet commenced	Adopted in accordance with the requirements of section 5.90A of the Local Government Act 1995
Execution of Documents Policy	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	15/09/2020	15/09/2024	within review range	Not overdue	2024	Not yet commenced	Nil
Meeting Procedures Policy & supporting Council Proceedings Guidelines	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	15/09/2020	15/09/2024	within review range	Not overdue	2024	Not yet commenced	Minor amendment to the policy is required to add the definition of “Committee Meeting”
Policy Development and Review Policy	Policy	Strategy & Development	Executive Manager Corporate	Innovative & Accountable	15/09/2020	15/09/2024	within review range	Not overdue	2024	Not yet commenced	Replaced Policy Manual - Adoption and Review (4.1.01)

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
			Strategy & Governance								
Corporate Business Plan 2021/2022 – 2024-2025	Plan	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	20/06/2023	20/06/2024	within review range	Not overdue	2024	Not yet commenced	Documents endorsed by Council that guide the business planning cycle include: Asset Management Plan, Workforce Plan & LTFP
Council Proceedings - Recording and Web Streaming Policy	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	16/06/2020	16/06/2024	within review range	Not overdue	2024	Not yet commenced	Nil.
Council Members Continuing Professional Development Policy	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	17/05/2022	17/05/2024	within review range	Not overdue	January to March 2024	Not yet commenced	This policy must be reviewed after each ordinary election.
Council Election Period Policy	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	20/08/2019	20/08/2023	overdue	0 years, 1 months, 29 days	Review postponed (See comments)	Review postponed (See comments)	Amendments and review postponed pending proposed state-wide caretaker period policy Item 5.6 of proposed reform
Corporate Credit Cards (1.2.8)	Policy	Community and Business Services	Chief Financial Officer	Innovative & Accountable	30/04/2019	30/04/2023	overdue	0 years, 5 months, 19 days	April to June 2024	Review commenced by Administration	~~Review postponed until Promaster implementation is completed. Implementation of the new system will change how the finance team reconcile the monthly credit card statements~~. Implementation of the new credit card system is complete. Review is proposed for early 2024.

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
Organisational Structure and Designation of Senior Employees (4.1.7)	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	05/03/2019	05/03/2023	overdue	0 years, 7 months, 14 days	Review postponed (See comments)	Review postponed (See comments)	Review postponed
Freedom of Information Requests (4.1.04)	Policy	Chief Executive Office	Executive Manager Information and Communication Technology	Innovative & Accountable	04/04/2018	04/04/2022	overdue	1 years, 6 months, 15 days	Review postponed (See comments)	Review postponed (See comments)	~~Outcome of review was presented to June 2022. Approval to advertise proposed for October 2022~~ Postponed pending update to Privacy Policy and drafting of new FOI Policy
Naming of City Facilities (4.1.18)	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	26/02/2013	26/02/2017	overdue	6 years, 7 months, 23 days	January to March 2023	Early consultation with Council Members	Review presented in the April 2022 Policy Paper. Further consideration and consultation required. ~~Representing late 2022~~ linked to laneway policy awaiting Engineering input. Late 2023
Privacy Management (4.1.31)	Policy	Chief Executive Office	Executive Manager Information and Communication Technology	Innovative & Accountable	01/11/2010	01/11/2014	overdue	8 years, 11 months, 18 days	Review postponed (See comments)	Review postponed (See comments)	The City is working with Department of Premier and Cabinet and their Privacy and Responsible Information Sharing readiness framework in preparation for new WA Govt Privacy legislation expected at the end of 2024. Key dates in the framework: Feb-24: Develop model Privacy Policy (template) and supporting guidance Mar-24: Develop and publish a Privacy Policy
Vehicle Management (4.1.16)	Policy	Infrastructure & Environment	Manager Engineering	Innovative & Accountable	28/09/2010	28/09/2014	overdue	9 years, 0 months, 21 days	January to March 2024	Not yet commenced	~~Nil.~~ Postponed from April – June 2023

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
Asset Management (2.2.12)	Policy	Infrastructure & Environment	Manager City Buildings and Asset Management	Innovative & Accountable	10/03/2009	10/03/2013	overdue	10 years, 7 months, 9 days	April to June 2023	Community consultation underway	Community consultation approved at 22 August 2023 OMC
Council Members Requests - Contact with City Employees (4.2.05)	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Innovative & Accountable	22/04/2008	22/04/2012	overdue	11 years, 5 months, 27 days	Review postponed (See comments)	Review postponed (See comments)	Postponed until publication of the DLGSC Council Communication Agreements template
Appendix 6 - Brookman and Moir Street Design Guidelines	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	22/08/2023	22/08/2027	within review range	Not overdue	2023/2024	Not yet commenced	Policy updated 22/08/2023
Local Planning Policy: Heritage Areas	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	25/07/2023	25/07/2027	within review range	Not overdue	2027	Not yet commenced	Policy updated 25/07/23 (Item 9.8)
Local Planning Policy: Character Areas	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	25/07/2023	25/07/2027	within review range	Not overdue	2027	Not yet commenced	Policy updated 25/07/23 (Item 9.8)
Minor Nature Development (7.5.1)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	25/07/2023	25/07/2027	within review range	Not overdue	2027	Not yet commenced	Policy updated 25/07/23 (Item 9.6)
Local Planning Policy: Signs and Advertising	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	21/06/2022	21/06/2026	within review range	Not overdue	2026	Not yet commenced	Policy updated 21/06/2022 (Item 9.4)
Built Form (7.1.1)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	16/06/2020	16/06/2024	within review range	Not overdue	2023/2024	Review commenced by Administration	Currently being reviewed
Local Planning Scheme No. 2 (As amended)	Strategy	Strategy & Development	Manager Policy & Place	Sensitive Design	11/12/2018	11/12/2023	within review range	Not overdue	2023/2024	Review commenced by Administration	Currently being reviewed

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
Local Planning Strategy	Strategy	Strategy & Development	Manager Policy & Place	Sensitive Design	11/12/2018	11/12/2023	within review range	Not overdue	2023/2024	Review commenced by Administration	Currently being reviewed
Substantial Commencement of Development (7.5.4)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	27/08/2017	27/08/2021	overdue	2 years, 1 months, 22 days	2023/2024	Review commenced by Administration	Currently being reviewed
Heritage Assistance Fund (7.6.9)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	05/04/2016	05/04/2020	overdue	3 years, 6 months, 14 days	2023/2024	Early consultation with Council Members	Currently being reviewed - Review update included in January 2023 Policy Paper
Heritage Management - Amending MHI (7.6.5)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	30/06/2015	30/06/2019	overdue	4 years, 3 months, 19 days	2023/2024	Early consultation with Council Members	Currently being reviewed - Review update included in January 2023 Policy Paper
Construction Management Plans (7.5.23)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	24/06/2014	24/06/2018	overdue	5 years, 3 months, 25 days	2023/2024	Review commenced by Administration	Currently being reviewed
Domestic Satellite Dishes Microwave Antennae and Tower Masts (7.5.5)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	23/03/2014	23/03/2018	overdue	5 years, 6 months, 26 days	2024/2025	Not yet commenced	Review was scheduled for 2024/2025
Heritage Management - Development Guidelines for Heritage and Adjacent Properties (7.6.1)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	08/10/2013	08/10/2017	overdue	6 years, 0 months, 11 days	2023/2024	Early consultation with Council Members	Currently being reviewed - Review update included in January 2023 Policy Paper
Trees of Significance (7.6.3)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	25/06/2013	25/06/2017	overdue	6 years, 3 months, 24 days	2023/2024	Early consultation	Currently being reviewed - Review update included in January 2023 Policy Paper

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
										with Council Members	
Appendix 11 - Non - Conforming Use Register	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	11/06/2013	11/06/2017	overdue	6 years, 4 months, 8 days	2024/2025	Not yet commenced	Review was scheduled for 2024/25
Aged or Dependent Persons Dwellings (7.4.2)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	12/02/2013	12/02/2017	overdue	6 years, 8 months, 7 days	2023/2024	Community consultation underway	Currently being reviewed - advertising proposed revocation approved at 19/09/2023 OMC - consultation underway until 23/10/2023
Heritage Strategic Plan 2013 – 2017	Plan	Strategy & Development	Manager Policy & Place	Sensitive Design	01/01/2013	01/01/2017	overdue	6 years, 9 months, 18 days	2023/2024	Review commenced by Administration	Review scheduled for 2023/24 to integrate into Local Planning Strategy and remove stand alone strategy
Sound Attenuation (7.5.21)	Policy	Strategy & Development	Manager Public Health & Built Environment	Sensitive Design	24/07/2012	24/07/2016	overdue	7 years, 2 months, 25 days	2024/2025	Not yet commenced	Review was scheduled for 2024/25
Heritage Management - Assessment (7.6.2)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	10/07/2012	10/07/2016	overdue	7 years, 3 months, 9 days	2023/2024	Early consultation with Council Members	Currently being reviewed - Review update included in January 2023 Policy Paper
Heritage Management - Interpretation (7.6.4)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	10/07/2012	10/07/2016	overdue	7 years, 3 months, 9 days	2023/2024	Early consultation with Council Members	Currently being reviewed - Review update included in January 2023 Policy Paper

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
Telecommunication Facilities (7.5.6)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	28/02/2012	28/02/2016	overdue	7 years, 7 months, 21 days	2024/2025	Not yet commenced	Review was scheduled for 2024/2025
Amalgamation Condition on Planning Approvals (7.5.19)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	06/12/2011	06/12/2015	overdue	7 years, 10 months, 13 days	2023/2024	Review commenced by Administration	Currently being reviewed
Appendix 20 - Refunding and Waiving Planning And Building Fees	Policy	Strategy & Development	Manager Development & Design	Sensitive Design	27/11/2011	27/11/2015	overdue	7 years, 10 months, 22 days	April to June 2023	Early consultation with Council Members	Review brought forward. Review to progress in 23/24FY with adequate resourcing for Building and Planning teams.
Sustainable Design (7.5.10)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	22/03/2011	22/03/2015	overdue	8 years, 6 months, 27 days	2024/2025	Not yet commenced	Review was scheduled for 2024/2025
Encroachments Over Crown Lands (7.4.9)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	14/04/2009	14/04/2013	overdue	10 years, 6 months, 5 days	2023/2024	Review commenced by Administration	Currently being reviewed
Heritage Management - Bonuses (7.6.7)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	11/06/2006	11/06/2010	overdue	13 years, 4 months, 8 days	2023/2024	Early consultation with Council Members	Currently being reviewed - Review update included in January 2023 Policy Paper
Heritage Management - Enquiries (7.6.8)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	11/06/2006	11/06/2010	overdue	13 years, 4 months, 8 days	2023/2024	Early consultation with Council Members	Currently being reviewed - Review update included in January 2023 Policy Paper
Heritage Management - The Heritage List MHI (7.6.6)	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	22/11/2005	22/11/2009	overdue	13 years, 10 months, 27 days	2023/2024	Early consultation with Council Members	Currently being reviewed - Review update included in January 2023 Policy Paper

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
Appendix 22 - Development Design Guidelines for Structures Above or Adjacent to the Graham Farmer Freeway Tunnel Northbridge	Policy	Strategy & Development	Manager Policy & Place	Sensitive Design	01/01/2001	01/01/2005	overdue	18 years, 9 months, 18 days	2024/2025	Not yet commenced	Review was scheduled for 2024/25
Arts Plan 2023 - 2028	Plan	& Strategy Development	Policy Manager Place &	Thriving Places	2023/08/22	2028/08/22	within review range	Not overdue	2028	yet Not commenced	.Nil
Thriving Places Strategy	Strategy	Strategy & Development	Manager Policy & Place	Thriving Places	22/08/2023	22/08/2027	within review range	Not overdue	2027	Early consultation with Council Members	Nil.
Access and Inclusion Plan 2022-2027	Plan	Community and Business Services	Executive Manager Communications and Engagement	Thriving Places	26/07/2022	26/07/2027	within review range	Not overdue	2027	Not yet commenced	Nil
Local Planning Policy: Percent for Art	Policy	Strategy & Development	Manager Policy & Place	Thriving Places	15/11/2022	15/11/2026	within review range	Not overdue	2026	Not yet commenced	Policy updated 15/11/22 (Item 9.2)
Flying and Displaying of Flags and Banners	Policy	Strategy & Development	Executive Manager Corporate Strategy & Governance	Thriving Places	26/07/2022	26/07/2026	within review range	Not overdue	2026	Not yet commenced	Policy updated 26/07/2022 (Item 12.1)
Local Planning Policy: Child Care and Family Day Care	Policy	Strategy & Development	Manager Policy & Place	Thriving Places	24/06/2022	24/06/2026	within review range	Not overdue	2026	Not yet commenced	Policy updated 21/06/2022 (Item 9.5)
Vibrant Public Spaces Policy	Policy	Strategy & Development	Manager Policy & Place	Thriving Places	21/06/2022	21/06/2026	within review range	Not overdue	2026	Not yet commenced	Policy updated 21/06/22 (Item 9.6)

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
Memorials in Public Places and Reserves	Policy	Infrastructure & Environment	Manager Parks	Thriving Places	05/04/2022	05/04/2026	within review range	Not overdue	2026	Not yet commenced	Nil.
Local Planning Policy: Short Term Accommodation	Policy	Strategy & Development	Manager Policy & Place	Thriving Places	23/03/2021	23/03/2025	within review range	Not overdue	2025	Not yet commenced	Policy updated 31/03/21 (Item 9.6)
Street Activation Policy (3.10.3)	Policy	Community and Business Services	Executive Manager Communications and Engagement	Thriving Places	13/11/2018	13/11/2022	overdue	0 years, 11 months, 6 days	Review postponed (See comments)	Early consultation with Council Members	Next review 13/11/2022 Included in January 2023 Policy Paper. Review delayed - report to August workshop. Delayed until after elections.
Verge Treatments Plantings and Beautification (2.2.4)	Policy	Infrastructure & Environment	Manager Parks	Thriving Places	21/08/2018	21/08/2022	overdue	1 years, 1 months, 28 days	October to December 2023	Review postponed (See comments)	Review was due 2022 postponed due to resourcing. October to December 2023
Street Trees (2.1.2)	Policy	Infrastructure & Environment	Manager Parks	Thriving Places	22/05/2018	22/05/2022	overdue	1 years, 4 months, 27 days	January to March 2023	Early consultation with Council Members	~~Nil.~~ Early consultation commenced at June 2023 Workshop
Art Collection Policy (3.10.7)	Policy	Strategy & Development	Manager Policy & Place	Thriving Places	22/08/2017	22/08/2021	overdue	2 years, 1 months, 27 days	2023/2024	Review commenced by Administration	Currently being reviewed
Public Art (3.10.8)	Policy	Strategy & Development	Manager Policy & Place	Thriving Places	22/08/2017	22/08/2021	overdue	2 years, 1 months, 27 days	2023/2024	Review commenced by Administration	Currently being reviewed
Public Murals (3.10.9)	Policy	Strategy & Development	Manager Policy & Place	Thriving Places	10/03/2017	10/03/2021	overdue	2 years, 7 months, 9 days	2023/2024	Review commenced by Administration	Currently being reviewed
Consulting Rooms Policy (7.5.22)	Policy	Strategy & Development	Manager Policy & Place	Thriving Places	22/09/2015	22/09/2019	overdue	4 years, 0 months, 27 days	2023/2024	Community consultation underway	Community consultation approved at 22/08/2023

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
Licensed Premises (7.5.7)	Policy	Strategy & Development	Manager Policy & Place	Thriving Places	11/03/2014	11/03/2018	overdue	5 years, 7 months, 8 days	2023/2024	Not yet commenced	Currently being reviewed
2.2.10 Stormwater Drainage Connections	Policy	Infrastructure & Environment	Manager Engineering	Thriving Places	09/04/2013	09/04/2017	overdue	6 years, 6 months, 10 days	January to March 2024	Not yet commenced	Review required. Postponed from April – June 2023 additional time required to review the technical information in regards to storm events
Laneways and Rights of Way (2.2.8)	Policy	Infrastructure & Environment	Manager Engineering	Thriving Places	09/04/2013	09/04/2017	overdue	6 years, 6 months, 10 days	January to March 2024	Review commenced by Administration	~~Review presented in the April 2022 Policy Paper. Updated Policy is being developed, Approval to advertise is proposed for late 2023.~~ Review in early stages
Truncations (2.2.6)	Policy	Infrastructure & Environment	Manager Engineering	Thriving Places	28/02/2012	28/02/2016	overdue	7 years, 7 months, 21 days	January to March 2024	Review commenced by Administration	Review in final stages. Postponed from April – June 2023
Affordable Housing Strategy	Strategy	Strategy & Development	Manager Policy & Place	Thriving Places	24/02/2009	24/02/2014	overdue	9 years, 7 months, 25 days	2023/2024	Review commenced by Administration	Review scheduled for 2023/24 to integrate into Local Planning Strategy and remove stand alone strategy
Diversity Access and Equity Policy	Policy	Community and Business Services	Executive Manager Communications and Engagement	Thriving Places	01/02/2010	01/02/2014	overdue	9 years, 8 months, 18 days	October to December 2023	Early consultation with Council Members	Included in September 2023 Policy Paper

Policy Document Register and Review Plan

Policy Document	Type	Responsible Directorate	Responsible Officer	Alignment to SCP	Last Reviewed	Review Due	Status	Overdue by	Commence early consultation (Policy Paper)	Review Progress	Comments
Appendix 12 - Elven On The Park Design Guidelines	Repealed	Strategy & Development	Manager Policy & Place	Sensitive Design	25/07/2023	Repealed	Repealed	Not overdue	Repealed	Repealed	Policy rescinded 25/07/23 (Item 9.8)
Appendix 14 - Design Guidelines No95 Lot75 and Part Lot76 Chelmsford Road	Repealed	Strategy & Development	Manager Policy & Place	Sensitive Design	25/07/2023	Repealed	Repealed	Not overdue	Repealed	Repealed	Policy rescinded 25/07/23 (Item 9.8)
Appendix 15 - Joel Terrace Design Guidelines	Repealed	Strategy & Development	Manager Policy & Place	Sensitive Design	25/07/2023	Repealed	Repealed	Not overdue	Repealed	Repealed	Policy rescinded 25/07/23 (Item 9.8)
Appendix 16 - Design Guidelines Perth	Repealed	Strategy & Development	Manager Policy & Place	Sensitive Design	25/07/2023	Repealed	Repealed	Not overdue	Repealed	Repealed	Policy rescinded 25/07/23 (Item 9.8)
Appendix 17 - Design Guidelines Lacey Street	Repealed	Strategy & Development	Manager Policy & Place	Sensitive Design	25/07/2023	Repealed	Repealed	Not overdue	Repealed	Repealed	Policy rescinded 25/07/23 (Item 9.8) and included in Character Areas Policy
Appendix 18 - Design Guidelines William	Repealed	Strategy & Development	Manager Policy & Place	Sensitive Design	25/07/2023	Repealed	Repealed	Not overdue	Repealed	Repealed	Policy rescinded 25/07/23 (Item 9.8)
Appendix 3 - Design Guidelines for Richmond on The Park	Repealed	Strategy & Development	Manager Policy & Place	Sensitive Design	25/07/2023	Repealed	Repealed	Not overdue	Repealed	Repealed	Policy rescinded 25/07/23 (Item 9.8)
Temporary Viewing Platform (7.5.8)	Repealed	Strategy & Development	Manager Policy & Place	Repealed	25/07/2023	Repealed	Repealed	Not overdue	Repealed	Repealed	Policy rescinded 25/07/23 (Item 9.6)
Appendix 8 - Highgate Design Guidelines	Repealed	Strategy & Development	Manager Policy & Place	Sensitive Design	22/08/2023	Repealed	Repealed	Not overdue	2023/2024	Repealed	Policy repealed 22/08/2023
Art Development Action Plan 2018-2020	Repealed	Strategy & Development	Manager Policy & Place	Thriving Places	22/08/2023	Repealed	Repealed	Not overdue	2023/2024	Repealed	Currently being reviewed - Updated Arts Plan to be presented to Council Meeting in August 2023. Repealed and replaced with Arts Plan 2023-2028 22 August 2023 OMC.

Indicative Policy Review Schedule 2024

January to March 2024
Sustainable Environment Strategy 2019 - 2024
Review is underway as part of the City's sustainability review. The sustainability review will encompass the Sustainable Environment Strategy, Public Open Space Strategy, Waste Strategy and Greening Plan.
Vehicle Management (4.1.16)
Nil. Postponed from April – June 2023
Truncations (2.2.6)
Review in final stages. Postponed from April – June 2023
Stormwater Drainage Connections (2.2.10)
Review required. Postponed from April – June 2023 additional time required to review the technical information in regards to storm events
Library and Local History's Collection Policy
This policy replaced Library Collection Management Policy (3.11.1) and Local History Collection Management Policy (3.11.2) - early review commenced as current Policy is no longer deemed adequate after changes to the State Library Inter library loans and the impact on acquisitions requested by patrons and community.
Laneways and Rights of Way (2.2.8)
Review presented in the April 2022 Policy Paper. Updated Policy is being developed, Approval to advertise is proposed for late 2023. Review in early stages
Council Members Continuing Professional Development Policy
This policy must be reviewed after each ordinary election.
Car Parking Strategy
Review is underway
Precinct Parking Management Plan
Review is underway

July to September 2024
Concerts and Events (3.8.3)
Postponed review to incorporate a proposed regulatory change which would affect the policy Postponed to December 2023 Postponed from October to December 2023 Regulatory change delayed by WA Dept of Health. Propose to review within 23-24 FY, in preparation for new Regulations
Alcohol Management (3.8.7)
There are a number of projects through the Public Health Plan (PHP) that would influence this policy and we would be better equipped to update this policy once these projects were finalised next year and ensure alignment between both the policy and deliverables within the PHP. Postponed from December 2022. Discussions with the Mental Health Commission regarding Alcohol and Drug related harm and strategies are scheduled for 2023 as part of the Public Health Plan. This will inform the review and update of this policy. Postponed from October to December 2023 - Local Drug Action Group (Vincent, Subiaco, Perth) has formed and are meeting regularly. Group currently collecting and collating data, to form shared goals / actions / strategies. Propose to delay Policy review to July 2024, to incorporate findings of LDAG Group. Postponed from October to December 2023 - Local Drug Action Group (Vincent, Subiaco, Perth) has formed and are meeting regularly. Group currently collecting and collating data, to form shared goals / actions / strategies. Propose to delay Policy review to July 2024, to incorporate findings of LDAG Group.

2023/2024 (no set date)
Trees of Significance (7.6.3)
Currently being reviewed - Review update included in January 2023 Policy Paper
Substantial Commencement of Development (7.5.4)
Currently being reviewed
Public Murals (3.10.9)
Currently being reviewed
Public Art (3.10.8)
Currently being reviewed

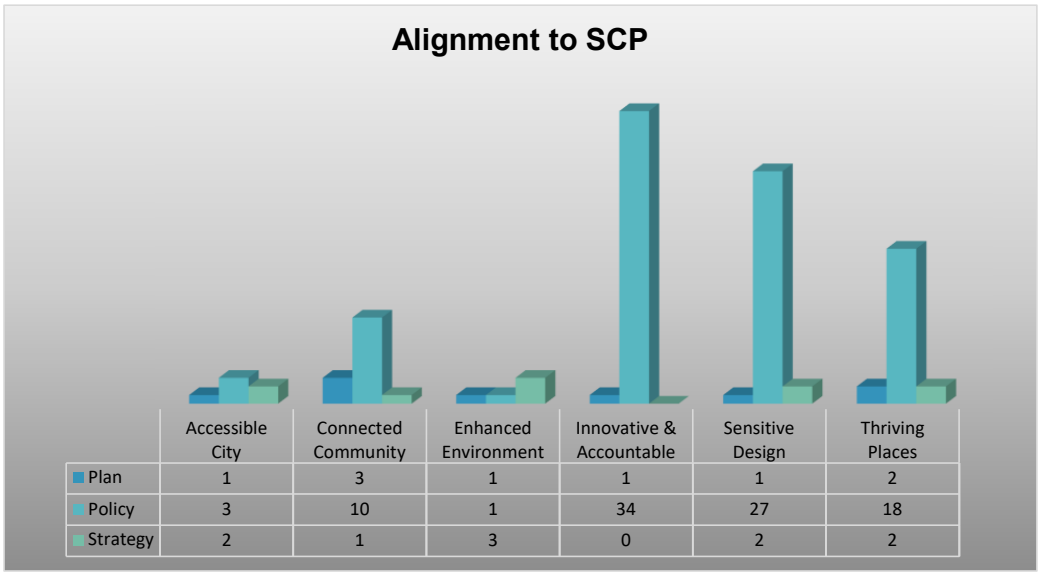
2023/2024 (no set date)
Local Planning Strategy
Currently being reviewed
Local Planning Scheme No. 2 (As amended)
Currently being reviewed
Licensed Premises (7.5.7)
Currently being reviewed
Heritage Strategic Plan 2013 – 2017
Review scheduled for 2023/24 to integrate into Local Planning Strategy and remove stand alone strategy
Heritage Management - The Heritage List MHI (7.6.6)
Currently being reviewed - Review update included in January 2023 Policy Paper
Heritage Management - Interpretation (7.6.4)
Currently being reviewed - Review update included in January 2023 Policy Paper
Heritage Management - Enquiries (7.6.8)
Currently being reviewed - Review update included in January 2023 Policy Paper
Heritage Management - Development Guidelines for Heritage and Adjacent Properties (7.6.1)
Currently being reviewed - Review update included in January 2023 Policy Paper
Heritage Management - Bonuses (7.6.7)
Currently being reviewed - Review update included in January 2023 Policy Paper
Heritage Management - Assessment (7.6.2)
Currently being reviewed - Review update included in January 2023 Policy Paper
Heritage Management - Amending MHI (7.6.5)
Currently being reviewed - Review update included in January 2023 Policy Paper
Heritage Assistance Fund (7.6.9)
Currently being reviewed - Review update included in January 2023 Policy Paper
Encroachments Over Crown Lands (7.4.9)
Currently being reviewed
Consulting Rooms Policy (7.5.22)
Community consultation approved at 22/08/2023
Construction Management Plans (7.5.23)
Currently being reviewed
Built Form (7.1.1)
Currently being reviewed
Art Collection Policy (3.10.7)
Currently being reviewed
Appendix 6 - Brookman and Moir Street Design Guidelines
Policy updated 22/08/2023
Amalgamation Condition on Planning Approvals (7.5.19)
Currently being reviewed
Aged or Dependent Persons Dwellings (7.4.2)
Currently being reviewed - advertising proposed revocation approved at 19/09/2023 OMC - consultation underway until 23/10/2023
Affordable Housing Strategy
Review scheduled for 2023/24 to integrate into Local Planning Strategy and remove stand alone strategy

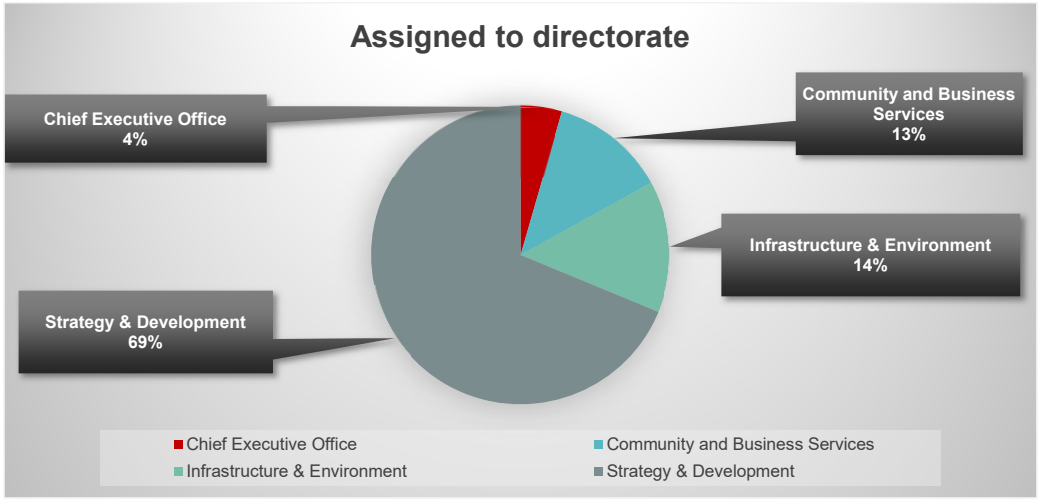
2024 (no set date)
Policy Development and Review Policy
Replaced Policy Manual - Adoption and Review (4.1.01)
Meeting Procedures Policy & supporting Council Proceedings Guidelines
Minor amendment to the policy is required to add the definition of “Committee Meeting”
Innovate Reconciliation Action Plan 2022 – 2024
Process initiated for the development of the Stretch RAP
Execution of Documents Policy
Nil
Council Proceedings - Recording and Web Streaming Policy
Nil.
Corporate Business Plan 2021/2022 – 2024-2025
Documents endorsed by Council that guide the business planning cycle include Asset Management Plan, Workforce Plan & LTFP
Waste Strategy 2018 -2023
The City's Waste Strategy upon expiry will not be being renewed in its current form. This has been superseded by the statutory DWER Waste Plan, which duplicates this information requires annual reporting to DWER. It is being considered as part of the City’s sustainability review.
Public Open Space Strategy 2018
The City’s sustainability review has commenced. The review will encompass the Sustainable Environment Strategy, Public Open Space Strategy, Waste Strategy and Greening Plan.
Greening Plan 2018-2023
The City’s sustainability review has commenced. The review will encompass the Sustainable Environment Strategy, Public Open Space Strategy, Waste Strategy and Greening Plan.

Policy Review Stats

The City has 112 policy documents consisting of 9 plans, 93 policies and 10 strategies.

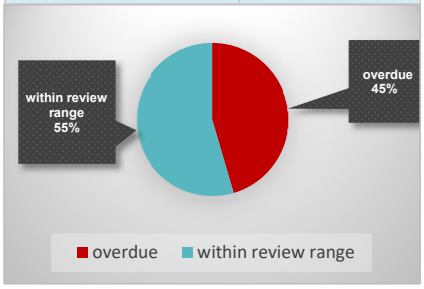
The City's policy documents are aligned to the SCP and assigned to each directorate as follows:



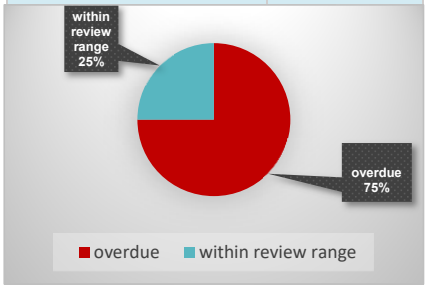


There are currently 54 policy documents that are past their review date (48%). These are divided across directorates as follows:

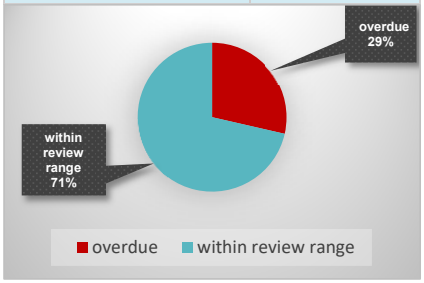
Strategy and Development	
overdue	35
within review range	42
Grand Total	**77**



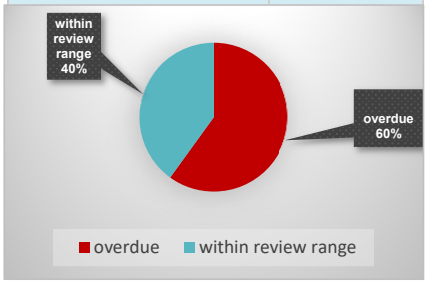
Infrastructure and Environment	
overdue	12
within review range	4
Grand Total	**16**



Community & Business Services	
overdue	4
within review range	10
Grand Total	**14**



Chief Executive Office	
overdue	3
within review range	2
Grand Total	**5**



The status of overdue policy documents are detailed below:

Status of overdue policy documents	Plan	Policy	Strategy	Total
Community consultation underway	0	3	0	3
Early consultation with Council Members	0	14	0	14
Not yet commenced	0	9	0	9
Review commenced by Administration	3	11	3	17
Review postponed	1	10	0	11
Total overdue	**4**	**47**	**3**	**54**

The following table identifies those policies that are overdue and have either been postponed or the review has not yet commenced.

Policy Document	Review Due	Status	Overdue by	Scheduled	Comments
Appendix 22 - Development Design Guidelines for Structures Above or Adjacent to the Graham Farmer Freeway Tunnel Northbridge	01/01/2005	overdue	18 years, 9 months, 23 days	2024/2025	Review was scheduled for 2024/25
Council Members Requests - Contact with City Employees (4.2.05)	22/04/2012	overdue	11 years, 6 months, 2 days	Review postponed (See comments)	Postponed until publication of the DLGSC Council Communication Agreements template
Closed Circuit Television (3.9.12)	13/04/2014	overdue	9 years, 6 months, 11 days	Review postponed (See comments)	Approval to advertise amended policy is being presented in late 2022 ~~Approval to advertise April 2023 OMC~~ Postponed pending new privacy legislation which will inform final updates to the Policy.
Vehicle Management (4.1.16)	28/09/2014	overdue	9 years, 0 months, 26 days	Review postponed (See comments)	~~Nil~~. Postponed from April – June 2023

Policy Document	Review Due	Status	Overdue by	Scheduled	Comments
Privacy Management (4.1.31)	01/11/2014	overdue	8 years, 11 months, 23 days	Review postponed (See comments)	The City is working with Department of Premier and Cabinet and their Privacy and Responsible Information Sharing readiness framework in preparation for new WA Govt Privacy legislation expected at the end of 2024. Key dates in the framework: Feb-24: Develop model Privacy Policy (template) and supporting guidance Mar-24: Develop and publish a Privacy Policy
Parks Reserves and Hall Facilities - Conditions of Hire of Use (2.1.7)	22/02/2015	overdue	8 years, 8 months, 2 days	Review postponed (See comments)	Review has been undertaken and presented to Elected Members in the September 2022 Policy Paper. Further consultation was requested. Review deferred to ensure alignment to the draft Sport and Facilities Plan which is now being replaced with a draft Community Infrastructure Plan. Once plans for the CIP are decided a way forward with this Policy will be decided.
Sustainable Design (7.5.10)	22/03/2015	overdue	8 years, 7 months, 2 days	2024/2025	Review was scheduled for 2024/2025
Telecommunication Facilities (7.5.6)	28/02/2016	overdue	7 years, 7 months, 26 days	2024/2025	Review was scheduled for 2024/2025
Sound Attenuation (7.5.21)	24/07/2016	overdue	7 years, 3 months, 0 days	2024/2025	Review was scheduled for 2024/25
Multicultural Plan 2013-2017	01/01/2017	overdue	6 years, 9 months, 23 days	Review postponed (See comments)	This plan will not be reviewed or updated. A new Community Development Plan will be developed in 2024 to include elements from the Multicultural plan
2.2.10 Stormwater Drainage Connections	09/04/2017	overdue	6 years, 6 months, 15 days	January to March 2024	Review required. Postponed from April – June 2023 additional time required to review the technical information in regards to storm events
Appendix 11 - Non - Conforming Use Register	11/06/2017	overdue	6 years, 4 months, 13 days	2024/2025	Review was scheduled for 2024/25
Concerts and Events (3.8.3)	01/03/2018	overdue	5 years, 7 months, 23 days	July to September 2024	Postponed review to incorporate a proposed regulatory change which would affect the policy ~~Postponed to December 2023~~ Postponed from October to December 2023-Regulatory change delayed by WA Dept of Health. Propose to review within 23-24 FY, in preparation for new Regulations

Policy Document	Review Due	Status	Overdue by	Scheduled	Comments
Licensed Premises (7.5.7)	11/03/2018	overdue	5 years, 7 months, 13 days	2023/2024	Currently being reviewed
Domestic Satellite Dishes Microwave Antennae and Tower Masts (7.5.5)	23/03/2018	overdue	5 years, 7 months, 1 days	2024/2025	Review was scheduled for 2024/2025
Alcohol Management (3.8.7)	01/04/2019	overdue	4 years, 6 months, 23 days	July to September 2024	There are a number of projects through the Public Health Plan (PHP) that would influence this policy and we would be better equipped to update this policy once these projects were finalised next year and ensure alignment between both the policy and deliverables within the PHP. ~~Postponed from December 2022. Discussions with the Mental Health Commission regarding Alcohol and Drug related harm and strategies are scheduled for 2023 as part of the Public Health Plan. This will inform the review and update of this policy. Postponed from October to December 2023 - Local Drug Action Group (Vincent, Subiaco, Perth) has formed and are meeting regularly. Group currently collecting and collating data, to form shared goals / actions / strategies. Propose to delay Policy review to July 2024, to incorporate findings of LDAG Group.~~ Postponed from October to December 2023 - Local Drug Action Group (Vincent, Subiaco, Perth) has formed and are meeting regularly. Group currently collecting and collating data, to form shared goals / actions / strategies. Propose to delay Policy review to July 2024, to incorporate findings of LDAG Group.
Freedom of Information Requests (4.1.04)	04/04/2022	overdue	1 years, 6 months, 20 days	Review postponed (See comments)	~~Outcome of review was presented to June 2022. Approval to advertise proposed for October 2022~~ Postponed pending update to Privacy Policy and drafting of new FOI Policy
Verge Treatments Plantings and Beautification (2.2.4)	21/08/2022	overdue	1 years, 2 months, 3 days	Review postponed (See comments)	Review was due 2022 postponed due to resourcing. October to December 2023
Organisational Structure and Designation of Senior Employees (4.1.7)	05/03/2023	overdue	0 years, 7 months, 19 days	Review postponed (See comments)	Review postponed

Policy Document	Review Due	Status	Overdue by	Scheduled	Comments
Council Election Period Policy	20/08/2023	overdue	0 years, 2 months, 4 days	Review postponed (See comments)	Amendments and review postponed pending proposed state-wide caretaker period policy Item 5.6 of proposed reform

Policy Review Summary

Since the Policy Document Register and Review Plan (Plan) was adopted in October 2020 Administration has provided early consultation to Council Members through 104 policy paper reports across 30 publications and finalised the review of 95 policy documents as detailed below:

Completed reviews	
Policy reviewed and updated	41
Policy reviewed and repealed	47
Strategy developed and adopted	3
Plan developed and adopted	4
Grand Total	**95**

There are a further 14 policies in early consultation with Council Members and 3 out for community consultation as detailed below:

Early consultation with Council Members
Appendix 20 - Refunding and Waiving Planning And Building Fees Review brought forward. Review to progress in 23/24FY with adequate resourcing for Building and Planning teams.
Diversity Access and Equity Policy
Included in September 2023 Policy Paper
Heritage Assistance Fund (7.6.9)
Currently being reviewed - Review update included in January 2023 Policy Paper
Heritage Management - Amending MHI (7.6.5)
Currently being reviewed - Review update included in January 2023 Policy Paper
Heritage Management - Assessment (7.6.2)
Currently being reviewed - Review update included in January 2023 Policy Paper
Heritage Management - Bonuses (7.6.7)
Currently being reviewed - Review update included in January 2023 Policy Paper
Heritage Management - Development Guidelines for Heritage and Adjacent Properties (7.6.1)
Currently being reviewed - Review update included in January 2023 Policy Paper
Heritage Management - Enquiries (7.6.8)
Currently being reviewed - Review update included in January 2023 Policy Paper
Heritage Management - Interpretation (7.6.4)
Currently being reviewed - Review update included in January 2023 Policy Paper
Heritage Management - The Heritage List MHI (7.6.6)
Currently being reviewed - Review update included in January 2023 Policy Paper
Naming of City Facilities (4.1.18)
Review presented in the April 2022 Policy Paper. Further consideration and consultation required. Representing late 2022 linked to laneway policy awaiting Engineering input. Late 2023
Street Activation Policy (3.10.3)
Next review 13/11/2022 Included in January 2023 Policy Paper. Review delayed - report to August workshop. Delayed until after elections.
Street Trees (2.1.2)
Nil. Early consultation commenced at June 2023 Workshop

Last updated 24 October 2023

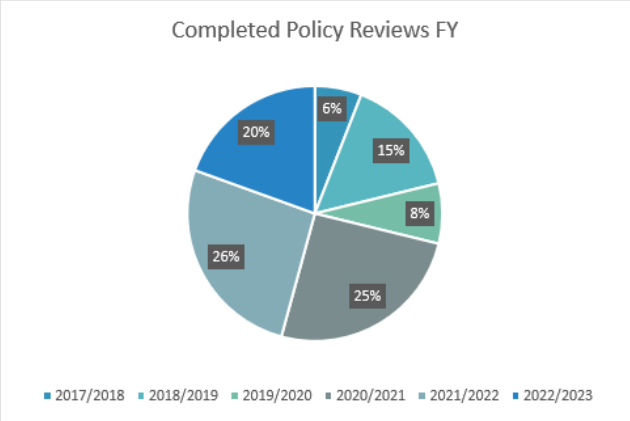
Early consultation with Council Members
Trees of Significance (7.6.3)
Currently being reviewed - Review update included in January 2023 Policy Paper

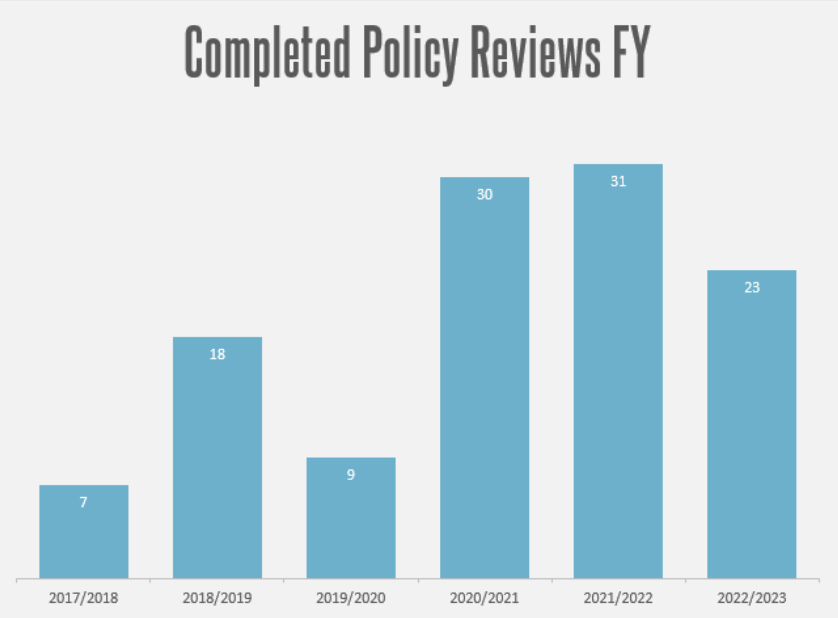
Community consultation underway
Asset Management (2.2.12)
Community consultation approved at 22 August 2023 OMC
Consulting Rooms Policy (7.5.22)
Community consultation approved at 22 August 2023 OMC
Aged or Dependent Persons Dwellings (7.4.2)
Currently being reviewed - advertising proposed revocation approved at 19/09/2023 OMC - consultation underway until 23 October 2023.

Last updated 24 October 2023

The following chart defines the exponential increase of policy review output since implementation of the Plan.

Date	Completed Policy Reviews FY
2017/2018	7
2018/2019	18
2019/2020	9
2020/2021	30
2021/2022	31
2022/2023	23





Last updated 24 October 2023

12.8 REPORT AND MINUTES OF THE AUDIT COMMITTEE MEETING HELD ON 18 OCTOBER 2023

Attachments:
1. **Minutes of the Audit Committee Meeting 18 October 2023**
2. **Attachments to Audit Committee -18 October 2023 - Confidential**

RECOMMENDATION:

That Council:

1. **RECEIVES the minutes of the Audit Committee Meeting of 18 October 2023, as at Attachment 1 and Confidential Attachments as at Attachment 2; and**

2. **APPROVES the recommendations from the Audit Committee as follows:**

   2.1 RECEIVES the HR Policies and Procedures Audit Report and Use of Assets & Resources Report at Attachment 1;

   2.2 ENDORSES the management comments provided by Administration which are included in the Audit Reports at Attachment 2;

3. **NOTES :**

   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

PURPOSE OF REPORT:

To report to Council the proceedings of the Audit Committee at its meeting held on 18 October 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:

Tabling Final Internal Audit Reports – Year One

Discussion took place around the audit findings with a request that Paxon provide a copy of the sample of vehicle forms not completed so that HR can follow up.

A query was raised on the procedure for deciding which items on the agenda re confidential. It was requested that information on the provisions of the *Local Government Act 1995* be provided to the Committee.

The Committee requested that a report be prepared on the City's criteria for making items confidential.

As a quorum would be lost with the departure of Cr Ioppolo, the following items were deferred to the next meeting, noting neither has actions associated with them.

6.2 Audit Committee Forward Agenda 2023
6.3 Review of the City's Audit Log

Next Meeting

Administration suggested that the planned Audit Committee meeting on 30 November be moved to 7 December 2023, to allow the auditors time to complete the report. The Committee approved the request.

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 18 October 2023.

STRATEGIC IMPLICATIONS:

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

Innovative and Accountable

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

We are open and accountable to an engaged community.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

CITY OF VINCENT

MINUTES

Audit Committee

18 October 2023

Table of Contents

1 Introduction and Welcome 3
2 Apologies / Members on Approved Leave of Absence 3
3 Declarations of Interest 3
4 In Camera Session 3
5 Confirmation of Minutes 4
6 Business Arising 5
6.1 Tabling final Internal Audit reports - Year one 5
7 General Business 35
8 Next Meeting 35
9 Closure 35

MINUTES OF CITY OF VINCENT
AUDIT COMMITTEE
HELD AS E-MEETING AND ADMINISTRATION AND CIVIC CENTRE
244 VINCENT STREET, LEEDERVILLE
ON WEDNESDAY, 18 OCTOBER 2023 AT 4.00PM

PRESENT:	**Mr Conley Manifis**	**Independent External Member (Chair) (electronically)**
	Cr Ron Alexander	**North Ward**
	Cr Ross Ioppolo	**South Ward**
	Mr George Araj	**Independent External Member (electronically)**
IN ATTENDANCE:	**David MacLennan**	**Chief Executive Officer**
	Rhys Taylor	**Chief Financial Officer**
	Joslin Colli	**Chief Audit Executive**
	Nathan Stokes	**Executive Manager Human Resources**
	Peter Ferguson	**Executive Manager Information and Communications Technology**
	Peter Varris	**Executive Director Infrastructure & Environment (from Item 6.1)**
	Main Bhuiyan	**Financial Controller**
	Ian Ekins	**Paxon Group (Item 6.1 only) (electronically)**
	Wendy Barnard	**Council Liaison Officer**

1 INTRODUCTION AND WELCOME

The Presiding Member, Conley Manifis, declared the meeting open at 4.06pm 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”.

2 APOLOGIES / MEMBERS ON APPROVED LEAVE OF ABSENCE

Mr Olaf Goy is an apology for this meeting.
Cr Susan Gontaszewski is an apology for this meeting.
Cr Ashley Wallace is an apology for this meeting.

Cr Ross Ioppolo advised that he will have to leave the meeting by 4.30pm.

3 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.

4 IN CAMERA SESSION

Due to Cr Ioppolo having to depart at 4.30pm this session was not held.

5 CONFIRMATION OF MINUTES

COMMITTEE DECISION

Moved: Mr Araj, Seconded: Cr Ioppolo

That the minutes of the Audit Committee held on 31 August 2023 be confirmed.

CARRIED (3-1)

For: Mr Manifis, Cr Alexander and Mr Araj

Against: Cr Ioppolo

(Cr Wallace was an apology for the Meeting.)

(Cr Gontaszewski was an apology for the Meeting.)

(Mr Goy was an apology for the Meeting.)

6 BUSINESS ARISING

6.1 TABLING FINAL INTERNAL AUDIT REPORTS - YEAR ONE

Attachments: **1. HR & Payroll Internal Audit Review - Confidential**
2. Use of Assets & Resources - Confidential

RECOMMENDATION:

That the Audit Committee recommends to Council that it:

1. RECEIVES the, HR Policies and Procedures Audit Report at Attachment 1 and Use of Assets & Resources Report at Attachment 2;

2. ENDORSES 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.

COMMITTEE DECISION ITEM 6.1

Moved: Cr Ioppolo, Seconded: Mr Araj

That the recommendation be adopted.

CARRIED (4-0)

For: Mr Manifis, Cr Alexander, Cr Ioppolo and Mr Araj

Against: Nil

(Cr Wallace was an apology for the Meeting.)

(Cr Gontaszewski was an apology for the Meeting.)

(Mr Goy was an apology for the Meeting.)

NOTE: Paxon to provide details of the sample of vehicle forms not completed to be followed up by HR.

NOTE: Cr Alexander raised a query regarding the procedure for deciding which items on the agenda are confidential. The Committee requested that information be circulated to the Committee on what the guidelines are in the *Local Government Act 1995*.

It was requested that the City's criteria for making items confidential be presented to the next Audit Committee meeting,and that a policy be created if one does not exist.

At 4.27pm Ian Ekins left and did not return
At 4.37 Executive Manager Human Resources left and did not return.

At 4.33pm Cr Ioppolo left the meting and did not return.

7 GENERAL BUSINESS

Nil

8 NEXT MEETING

Administration suggest that the planned Audit Committee meeting on 30 November be moved to 7 December 2023, to allow the auditors time to complete the report.

9 CLOSURE

As a quorum would be lost with the departure of Cr Ioppolo, the Chairperson adjourned the meeting at 4.33pm.

As a consequence the following items were deferred:

6.2 Audit Committee Forward Agenda 2023

6.3 Review of the City's Audit Log

These Minutes were confirmed at the 7 December meeting of the Audit Committee as a true record and accurate of the Audit Committee meeting held on 18 October 2023.

Closed at 4.33pm

Signed: Mr Conley Manifis

Dated

12.9 INFORMATION BULLETIN

Attachments:

1. **Minutes of the Catalina Regional Council meeting held on 19 October 2023**
2. **Statistics for Development Services Applications as at the end of October 2023**
3. **Unrecoverable Parking Infringements Write-Off**
4. **Register of Legal Action and Prosecutions Monthly - Confidential**
5. **Register of State Administrative Tribunal (SAT) Appeals - Progress Report as at 16 November 2023**
6. **Register of Applications Referred to the Metro Inner-North Joint Development Assessment Panel - Current**
7. **Register of Applications Referred to the Design Review Panel - Current**
8. **Register of Petitions - Progress Report - October 2023**
9. **Register of Notices of Motion - Progress Report - October 2023**
10. **Register of Reports to be Actioned - Progress Report - October 2023**
11. **Council Workshop Items since 7 September 2023**
12. **Council Meeting Statistics**
13. **Council Briefing Notes - 10 October 2023**

RECOMMENDATION:

That Council RECEIVES the Information Bulletin dated November 2023.

Ordinary Meeting of Council

Thursday, 19 October 2023

MINUTES

These Minutes were confirmed as a true and correct record of proceedings at a meeting held on 19 October 2023.

Signature: ……
Chair

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

MINUTES Ordinary Meeting of Council – 19 October 2023

PRESENT

Chair	Cr Bianca Sandri (City of Stirling)
Deputy Chair	Cr Suzanne Migdale (City of Stirling)
Councillors	Cr John Chester (City of Joondalup) Cr Brent Fleeton (City of Perth) Cr Bronwyn Ife (Town of Victoria Park) Cr Nige Jones (City of Joondalup) Cr Tony Krsticevic (City of Stirling) Cr Glynis Parker (City of Wanneroo) Cr Karlo Perkov (City of Stirling) Cr Brett Treby (City of Wanneroo)
Apologies Councillors / Alternate Members	Cr Alaine Haddon-Casey (Town of Cambridge) Cr Ashley Wallace (City of Vincent)
Staff	Mr Chris Adams (CEO) Mr Simon O'Sullivan (Project Manager) Mr Daniel Govus (Governance Officer; City of Stirling)
Leave of Absence	Nil
Absent	Nil
Consultants	Mr Drew Tomkins (Satterley Property Group)
Apologies Participant Councils' Advisors	Mr David MacLennan (City of Vincent) Mr James Pearson (City of Joondalup) Ms Michelle Reynolds (City of Perth) Mr Daniel Simms (City of Wanneroo) Mr Gary Tuffin (Town of Cambridge) Mr Anthony Vuleta (Town of Victoria Park)
In Attendance Participant Councils' Advisers	Mr Stevan Rodic (City of Stirling)
Members of the Public	Nil
Press	Nil

MINUTES Ordinary Meeting of Council – 19 October 2023

1. OFFICIAL OPENING

The Chair declared the meeting open at 6:01pm.

2. APOLOGIES AND LEAVE OF ABSENCE

Apologies: Cr Alaine Haddon-Casey
Cr Ashley Wallace

3. DISCLOSURE OF INTERESTS

Nil.

4. PUBLIC STATEMENT/QUESTION TIME

Nil.

5. ANNOUNCEMENTS BY CHAIR (WITHOUT DISCUSSION)

The Chair thanked all Councillors and staff for their support and hard work over the past two years, and wished everyone well for the future.

6. PETITIONS

Nil.

7. CONFIRMATION OF MINUTES

7.1. CONFIRMATION OF MINUTES

Moved Cr Jones, Seconded Cr Ife.

That the Council CONFIRMS and the Chair signs the minutes from the Ordinary Meeting of Council held 21 August 2023 and the Special Meeting of Council held on 19 September 2023 as true and accurate records of proceedings.

The Motion was put and declared CARRIED (10/0).

For: Crs Chester, Fleeton, Ife, Jones, Krsticevic, Migdale, Parker, Perkov, Sandri, and Treby.
Against: Nil.

8. BUSINESS ARISING FROM MINUTES

Nil.

9. ADMINISTRATION REPORTS AS PRESENTED

9.1. BUSINESS REPORT – AS AT 30 SEPTEMBER 2023

Moved Cr Chester, Seconded Cr Migdale.

That the Council RECEIVES the Business Report as at 30 September 2023.

The Motion was put and declared CARRIED (10/0)

For: Crs Chester, Fleeton, Ife, Jones, Krsticevic, Migdale, Parker, Perkov, Sandri, and Treby.
Against: Nil.

9.2. STATEMENT OF FINANCIAL ACTIVITY - AUGUST 2023

Moved Cr Migdale, Seconded Cr Perkov.

That the Council RECEIVES and NOTES the Statement of Financial Activity for the month ending 31 August 2023.

The Motion was put and declared CARRIED (10/0).

For: Crs Chester, Fleeton, Ife, Jones, Krsticevic, Migdale, Parker, Perkov, Sandri, and Treby.
Against: Nil.

9.3. LIST OF MONTHLY ACCOUNTS SUBMITTED - AUGUST 2023

Moved Cr Migdale, Seconded Cr Perkov.

That the Council:

1. **RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for August 2023 - $3,220,849.94.**

2. **APPROVES the CRC Credit Card Statement for August 2023.**

The Motion was put and declared CARRIED (10/0).

For: Crs Chester, Fleeton, Ife, Jones, Krsticevic, Migdale, Parker, Perkov, Sandri, and Treby.
Against: Nil.

9.4. SALES AND SETTLEMENT REPORT – AS AT 30 SEPTEMBER 2023

Moved Cr Migdale, Seconded Cr Perkov.

That the Council RECEIVES the Sales and Settlement Report as at 30 September 2023.

The Motion was put and declared CARRIED (10/0).

For: Crs Chester, Fleeton, Ife, Jones, Krsticevic, Migdale, Parker, Perkov, Sandri, and Treby.
Against: Nil.

9.5. PROJECT FINANCIAL REPORT - JULY 2023

Moved Cr Migdale, Seconded Cr Perkov.

That the Council RECEIVES the Project Financial Report (July 2023) submitted by the Satterley Property Group.

The Motion was put and declared CARRIED (10/0).

For: Crs Chester, Fleeton, Ife, Jones, Krsticevic, Migdale, Parker, Perkov, Sandri, and Treby.
Against: Nil.

9.6. PROJECT FINANCIAL REPORT - AUGUST 2023

Moved Cr Migdale, Seconded Cr Perkov.

That the Council RECEIVES the Project Financial Report (August 2023) submitted by the Satterley Property Group.

The Motion was put and declared CARRIED (10/0).

For: Crs Chester, Fleeton, Ife, Jones, Krsticevic, Migdale, Parker, Perkov, Sandri, and Treby.
Against: Nil.

9.7. CATALINA ESTATE DEVELOPER CONTRIBUTION OBLIGATIONS

Moved Cr Treby, Seconded Cr Parker.

That the Council:

1. **ACKNOWLEDGES its obligation under the City of Wanneroo District Planning Scheme No.2 to contribute to the developer contribution arrangement in operation for the Clarkson/Butler Planning District - Development Contribution Area No.4;**

2. **AUTHORISES payment of the 50% development milestone contribution for**

Catalina Estate, as invoiced by the City of Wanneroo (Invoice No: 199811);

3. **NOTES the need to make appropriate adjustments to the Project Budget FYE 2024 as a component of the mid-year review by increasing the budget allowance needed for the 50% development milestone contribution payment; and**

4. **INFORMS the City of Wanneroo that the Council's agreement to make the 50% development milestone contribution payment for Catalina Estate should not be construed as an agreement to the Council's total contribution obligation for the Estate, as this is a matter requiring further review and consideration of:**
    a. **The outcomes of the City's review of the implementation status of the related development contribution arrangement;**
    b. **The basis upon which the City will rely on in calculating the Council's total contribution obligation, including its approach to indexation applied to the contribution amount, apportioning Scheme costs to Catalina and accounting for Catalina's developable area being substantially less than was originally assumed.**
    c. **Any reimbursement or credit that may be due to the Council for its expenditure on Scheme-funded works.**

The Motion was put and declared CARRIED (10/0).

For: Crs Chester, Fleeton, Ife, Jones, Krsticevic, Migdale, Parker, Perkov, Sandri, and Treby.
Against: Nil.

9.8 CEO PERFORMANCE REVIEW

The CEO disclosed a Financial Interest in the Item.

Moved Cr Migdale, Seconded Cr Ife.

1. **That the Council ENDORSES the Catalina Regional Council Chief Executive Officer's Performance Review as outlined in Attachment 1.**

2. **That the Council ENDORSES the CEO Performance Review Key Performance Indicators for the period 19 September 2023 to 18 September 2024 as outlined in Attachment 2.**

3. **That the Council AGREES to an increase to the Catalina Regional Council CEO's remuneration of 3.5% as of 12 September 2023.**

4. **That the Chair of Catalina Regional Council ADVISES the CEO of the outcome of this review.**

The Motion was put and declared CARRIED BY ABSOLUTE MAJORITY (10/10).

For: Crs Chester, Fleeton, Ife, Jones, Krsticevic, Migdale, Parker, Perkov, Sandri, and Treby.
Against: Nil

9.9. REVIEW OF THE AUDITOR'S REPORT FOR FINANCIAL YEAR ENDING 30 JUNE 2023

Moved Cr Migdale, Seconded Cr Perkov.

That the Council:

1. **RECEIVES the Auditor's Report for the financial year ended 30 June 2023.**
2. **NOTES that the Council's Auditor (Nexia Australia) met with the Chair of the Audit and Risk Committee and the CEO at a meeting on 29 September 2023 to discharge the statutory obligation to meet with the Local Government at least once per annum.**

The Motion was put and declared CARRIED (10/0).

For: Crs Chester, Fleeton, Ife, Jones, Krsticevic, Migdale, Parker, Perkov, Sandri, and Treby.
Against: Nil.

9.10. TPRC ANNUAL FINANCIAL REPORT FOR THE FINANCIAL YEAR ENDED 30 JUNE 2023

Moved Cr Migdale, Seconded Cr Perkov.

That the Council RECEIVES the Annual Financial Report for the year ended 30 June 2023 and that it be INCLUDED in the Annual Report.

The Motion was put and declared CARRIED (10/0).

For: Crs Chester, Fleeton, Ife, Jones, Krsticevic, Migdale, Parker, Perkov, Sandri, and Treby.
Against: Nil.

9.11. LATE ITEM - STATEMENT OF FINANCIAL ACTIVITY - SEPTEMBER 2023

Moved Cr Migdale, Seconded Cr Perkov.

That the Council RECEIVES and NOTES the Statement of Financial Activity for the month ending 30 September 2023.

The Motion was put and declared CARRIED (10/0).

For: Crs Chester, Fleeton, Ife, Jones, Krsticevic, Migdale, Parker, Perkov, Sandri, and Treby.
Against: Nil.

9.12. LATE ITEM - LIST OF MONTHLY ACCOUNTS SUBMITTED - SEPTEMBER 2023

Moved Cr Migdale, Seconded Cr Perkov.

That the Council:

1. **RECEIVES and NOTES the list of accounts paid under Delegated Authority to the CEO for September 2023 - $2,543,066.17.**

2. **APPROVES the CRC Credit Card Statement for September 2023.**

The Motion was put and declared CARRIED (10/0).

For: Crs Chester, Fleeton, Ife, Jones, Krsticevic, Migdale, Parker, Perkov, Sandri, and Treby.
Against: Nil.

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

The Deputy Chair gave farewell speeches for the retiring Chair Cr Bianca Sandri, and Catalina Regional Council's longest serving member Cr Brett Treby.

14. FORMAL CLOSURE OF MEETING

The Chair declared the meeting closed at 6:25pm.

Statistics for Development Applications
As at the end of October 2023

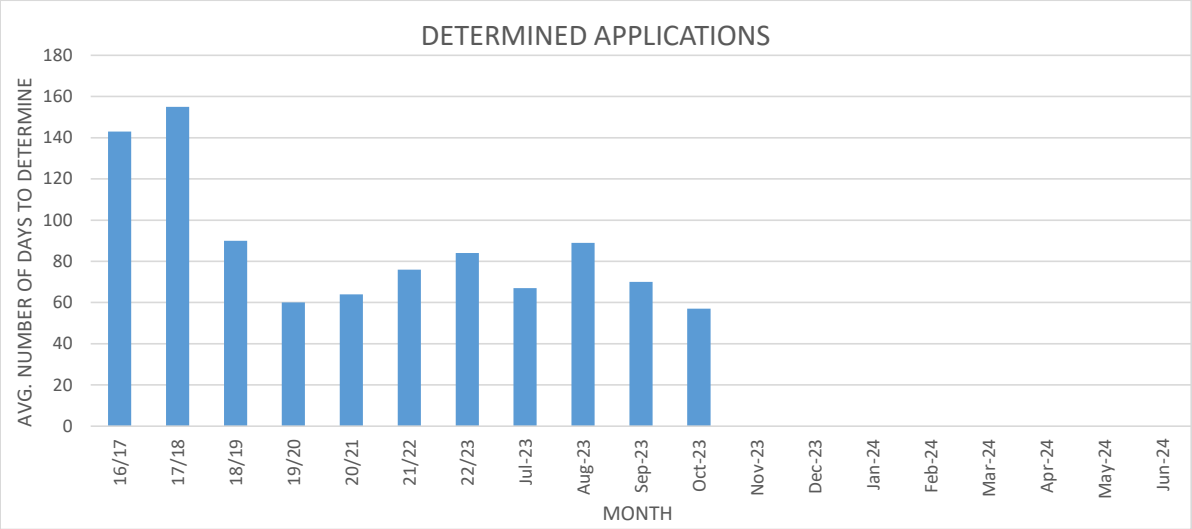
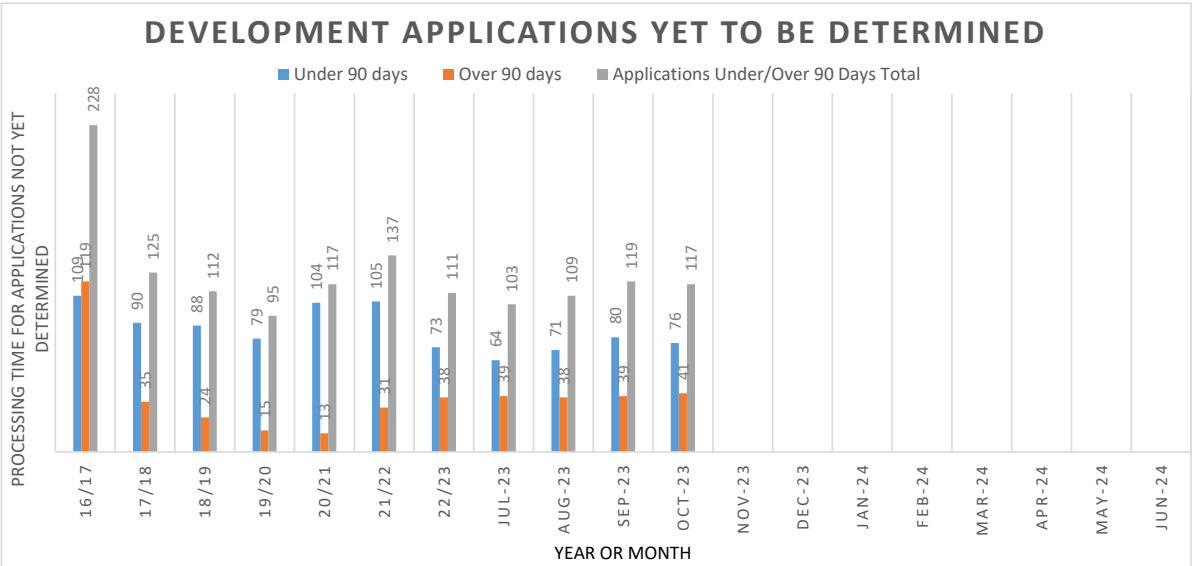


Table 1: Minimum, Average and Maximum Processing Timeframes for determined applications in each financial year since 2016/17 and each month since July 2022.

Processing Days	16/17	17/18	18/19	19/20	20/21	21/22	22/23	Jul-23	Aug-23	Sept-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24
Minimum	7	1	0	0	0	1	0	8	14	31	7								
Average	143	155	85	60	64	76	84	67	89	70	57								
Maximum	924	1008	787	499	268	298	280	301	362	89	89								

	20/21	21/22	22/23	Jul-23	Aug-23	Sept-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24
DA's Determined *(excludes exempt from approval or cancelled)*	403	385	281	37	18	15	28								
Value of Determined DA's *(in millions)*	217	143	417	12.1	66.42	3.43	10.3								



	Jul-23	Aug-23	Sept-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24
DA's lodged	16	30	33	27								
DA's to be Determined	103	109	119	117								
Value of DA's to be Determined *(in millions)*	268.68	252.92	257.1	260.5								

CITY OF VINCENT

INFORMATION BULLETIN

SUBJECT:	**Unrecoverable Parking Infringements Write-off for 1st Quarter 2023/2024**
DATE:	**14 November 2023**
AUTHOR:	**Chris Dixon, Project & Strategy Officer, Ranger Services**
AUTHORISER:	**Peter Varris, Executive Director Infrastructure & Environment**

PURPOSE:

To advise Council of the write-off of Parking Infringement Notices that the Fines Enforcement Registry have advised are unrecoverable for the first quarter of the 2023/2024 financial year.

BACKGROUND:

At the Ordinary Council Meeting of 17 October 2023, a report was presented on the total write-offs of parking infringements advised by the Fines Enforcement Registry for the 2022/2023 financial year. That report also noted that future reports would be provided on a quarterly basis.

For the first quarter of the 2023/2024 financial year, there were a total of 215 Parking Infringement Notices, valued at $34,375.40 withdrawn as advised by the Fines Enforcement Registry that these infringements are unrecoverable, and they will no longer be pursuing payment.

While these infringements have been deemed unrecoverable and subsequently withdrawn by the Fines Enforcement Registry, it should be noted that a total infringement value of $348,462.79 has been recovered and paid through the Fines Enforcement Registry for the period 1 July 2023 to 30 September 2023.

The unrecoverable infringements have been written off under delegated authority.

COMMENTS:

Future reports will be provided on a quarterly basis.

Please find below listing of written off infringements for the period 1 July 2023 to the 30 September 2023.

CITY OF VINCENT

INFORMATION BULLETIN

Infringement No	FER Comment	Infringement Write-Off
19448783	Case reg over 4 years ago	410.55
19390388	Case reg over 4 years ago	378.55
19396131	Case reg over 4 years ago	378.55
19437405	Case reg over 4 years ago	370.35
19298066	Case reg over 8 years ago	343.7
19301392	Case reg over 8 years ago	343.7
19276665	Case reg over 8 years ago	342.55
19277897	Case reg over 8 years ago	342.55
19278587	Case reg over 8 years ago	338
19396541	Case reg over 4 years ago	243.55
19415711	Case reg over 4 years ago	243.55
19308374	Case reg over 8 years ago	239.1
19464998	Case reg over 4 years ago	235.35
19464853	Case reg over 4 years ago	235.35
19464962	Case reg over 4 years ago	235.35
19426511	Case reg over 4 years ago	235.35
19437839	Case reg over 4 years ago	235.35
19354955	Case reg over 4 years ago	227.95
19346097	Case reg over 4 years ago	226.7
19312717	Case reg over 4 years ago	217.35
19302339	Case reg over 8 years ago	214.1
19303473	Case reg over 8 years ago	214.1
19306619	Case reg over 8 years ago	214.1
19306699	Case reg over 8 years ago	214.1
19306426	Case reg over 8 years ago	214.1
19306882	Case reg over 8 years ago	214.1
19310509	Case reg over 8 years ago	214.1
19312015	Case reg over 8 years ago	214.1
19447973	Case reg over 4 years ago	210.35
19286468	Case reg over 8 years ago	208.7
19289531	Case reg over 8 years ago	208.7

CITY OF VINCENT

INFORMATION BULLETIN

19297208	Case reg over 8 years ago	208.7
19304556	Case reg over 8 years ago	208.7
19287761	Case reg over 8 years ago	207.55
19446377	Case reg over 4 years ago	195.35
19398363	Case reg over 4 years ago	195.35
19409248	Case reg over 4 years ago	195.35
1853144	Case reg over 8 years ago	193
19207206	Case reg over 8 years ago	193
19292651	Case reg over 8 years ago	189.1
19267074	Case reg over 8 years ago	188
19267616	Case reg over 8 years ago	188
19270097	Case reg over 8 years ago	188
19274129	Case reg over 8 years ago	188
19465904	Case reg over 4 years ago	180.55
19439813	Case reg over 4 years ago	178.55
19327981	Case reg over 4 years ago	177.35
19295239	Case reg over 8 years ago	174.1
19302493	Case reg over 8 years ago	174.1
19304210	Case reg over 8 years ago	174.1
19305267	Case reg over 8 years ago	174.1
19310590	Case reg over 8 years ago	174.1
19313841	Case reg over 8 years ago	174.1
19308405	Case reg over 8 years ago	174.1
19451401	Case reg over 4 years ago	170.55
19415187	Case reg over 4 years ago	170.35
19448308	Case reg over 4 years ago	170.35
19445738	Case reg over 4 years ago	170.35
19415651	Case reg over 4 years ago	170.35
19390029	Case reg over 4 years ago	168.95
19301070	Case reg over 8 years ago	168.7
19298773	Case reg over 8 years ago	168.7
19291233	Case reg over 8 years ago	168.7

19295174	Case reg over 8 years ago	168.7
19302001	Case reg over 8 years ago	168.7
19438471	Case reg over 4 years ago	168.55
19426726	Case reg over 4 years ago	168.55
19390547	Case reg over 4 years ago	168.55
754206	Case reg over 8 years ago	168
1912182	Case reg over 8 years ago	168
19206987	Case reg over 8 years ago	168
19276346	Case reg over 8 years ago	167.55
19464508	Case reg over 4 years ago	160.35
19395671	Case reg over 4 years ago	160.35
19464317	Case reg over 4 years ago	160.35
19367723	Case reg over 4 years ago	153.25
19255959	Case reg over 8 years ago	153
19256203	Case reg over 8 years ago	153
19297272	Case reg over 8 years ago	149.1
19302046	Case reg over 8 years ago	149.1
19306842	Case reg over 8 years ago	149.1
19308448	Case reg over 8 years ago	149.1
19281711	Case reg over 8 years ago	149.1
19294750	Case reg over 8 years ago	149.1
19299275	Case reg over 8 years ago	149.1
19301662	Case reg over 8 years ago	149.1
19302018	Case reg over 8 years ago	149.1
19305615	Case reg over 8 years ago	149.1
19305640	Case reg over 8 years ago	149.1
19308782	Case reg over 8 years ago	149.1
19308887	Case reg over 8 years ago	149.1
19310889	Case reg over 8 years ago	149.1
19310911	Case reg over 8 years ago	149.1
19298237	Case reg over 8 years ago	149.1
19292660	Case reg over 8 years ago	143.7

CITY OF VINCENT

INFORMATION BULLETIN

19292992	Case reg over 8 years ago	143.7
19301853	Case reg over 8 years ago	143.7
19308100	Case reg over 8 years ago	143.7
19308208	Case reg over 8 years ago	143.7
19309057	Case reg over 8 years ago	143.7
19297955	Case reg over 8 years ago	143.7
19297972	Case reg over 8 years ago	143.7
19301975	Case reg over 8 years ago	143.7
19307808	Case reg over 8 years ago	143.7
19308163	Case reg over 8 years ago	143.7
19308340	Case reg over 8 years ago	143.7
19296866	Case reg over 8 years ago	143.7
19298248	Case reg over 8 years ago	143.7
19299591	Case reg over 8 years ago	143.7
19299686	Case reg over 8 years ago	143.7
19301664	Case reg over 8 years ago	143.7
19305417	Case reg over 8 years ago	143.7
19288955	Case reg over 8 years ago	143.7
19288937	Case reg over 8 years ago	143.7
19282633	Case reg over 8 years ago	142.55
19283443	Case reg over 8 years ago	142.55
19284874	Case reg over 8 years ago	142.55
19282423	Case reg over 8 years ago	142.55
19282432	Case reg over 8 years ago	142.55
19285070	Case reg over 8 years ago	142.55
19284959	Case reg over 8 years ago	142.55
19285506	Case reg over 8 years ago	142.55
19286632	Case reg over 8 years ago	142.55
19289067	Case reg over 8 years ago	142.55
19304888	Case reg over 8 years ago	139.1
19305643	Case reg over 8 years ago	139.1
19305653	Case reg over 8 years ago	139.1

19305686	Case reg over 8 years ago	139.1
19305728	Case reg over 8 years ago	139.1
19306636	Case reg over 8 years ago	139.1
19306637	Case reg over 8 years ago	139.1
19306650	Case reg over 8 years ago	139.1
19306877	Case reg over 8 years ago	139.1
19307176	Case reg over 8 years ago	139.1
19308778	Case reg over 8 years ago	139.1
19310090	Case reg over 8 years ago	139.1
19310459	Case reg over 8 years ago	139.1
19310635	Case reg over 8 years ago	139.1
19310638	Case reg over 8 years ago	139.1
19311040	Case reg over 8 years ago	139.1
19311114	Case reg over 8 years ago	139.1
19311185	Case reg over 8 years ago	139.1
19311620	Case reg over 8 years ago	139.1
19311668	Case reg over 8 years ago	139.1
19313801	Case reg over 8 years ago	139.1
19313943	Case reg over 8 years ago	139.1
19313974	Case reg over 8 years ago	139.1
19302844	Case reg over 8 years ago	139.1
19303278	Case reg over 8 years ago	139.1
19275077	Case reg over 8 years ago	133.7
19305955	Case reg over 8 years ago	133.7
19306104	Case reg over 8 years ago	133.7
19307004	Case reg over 8 years ago	133.7
19307060	Case reg over 8 years ago	133.7
19310628	Case reg over 8 years ago	133.7
19284674	Case reg over 8 years ago	133.7
19284770	Case reg over 8 years ago	133.7
19284778	Case reg over 8 years ago	133.7
19296564	Case reg over 8 years ago	133.7

19301052	Case reg over 8 years ago	133.7
19306223	Case reg over 8 years ago	133.7
19296241	Case reg over 8 years ago	133.7
19296786	Case reg over 8 years ago	133.7
19298399	Case reg over 8 years ago	133.7
19298546	Case reg over 8 years ago	133.7
19299094	Case reg over 8 years ago	133.7
19300800	Case reg over 8 years ago	133.7
19301030	Case reg over 8 years ago	133.7
19301040	Case reg over 8 years ago	133.7
19271154	Case reg over 8 years ago	133.7
19271180	Case reg over 8 years ago	133.7
19281604	Case reg over 8 years ago	133.7
19284672	Case reg over 8 years ago	133.7
19283657	Case reg over 8 years ago	133.7
19277921	Case reg over 8 years ago	132.55
19269871	Case reg over 8 years ago	128
1862519	Case reg over 8 years ago	128
19241454	Case reg over 8 years ago	128
19220907	Case reg over 8 years ago	128
19257710	Case reg over 8 years ago	128
19251153	Case reg over 8 years ago	128
19259716	Case reg over 8 years ago	128
19200325	Case reg over 8 years ago	128
19238752	Case reg over 8 years ago	128
1831909	Case reg over 8 years ago	128
19242748	Case reg over 8 years ago	128
19243578	Case reg over 8 years ago	128
19269994	Case reg over 8 years ago	128
19262212	Case reg over 8 years ago	128
19270089	Case reg over 8 years ago	118
1704406	Case reg over 8 years ago	118

1846571	Case reg over 8 years ago	118
1862692	Case reg over 8 years ago	118
1704359	Case reg over 8 years ago	118
1863007	Case reg over 8 years ago	118
1833042	Case reg over 8 years ago	118
1912996	Case reg over 8 years ago	118
19267089	Case reg over 8 years ago	118
19267104	Case reg over 8 years ago	118
19274182	Case reg over 8 years ago	108
20082912	Uneconomical to enf	3
20081743	Uneconomical to enf	0.8
20250622	Uneconomical to enf	0.8
20272152	Uneconomical to enf	0.8
20300710	Uneconomical to enf	0.8
19563636	Uneconomical to enf	0.8
20220586	Uneconomical to enf	0.8
19563170	Uneconomical to enf	0.8
20300009	Uneconomical to enf	0.6
19366699	Insufficient details to enf	228.25
19335031	Offender deceased	142.35
19368611	Insufficient details to enf	163.25
19298703	Insufficient details to enf	349.1
19301531	Insufficient details to enf	174.1
19334432	Company no longer registered	152.35

REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 16 NOVEMBER 2023

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 *Health (Miscellaneous Provisions) Act 1911* 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 *Health (Miscellaneous Provisions) Act 1911* (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 12 May 2023. The City is advised the installation of the new exhaust system will be completed by 2 May 2023. The two parties will return to SAT 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 SAT Directions hearing set for 23 June was adjourned and relisted for 21 July 2023. At this time, the matter will either be resolved to the satisfaction of both parties, or it will likely be programmed for a Hearing by the SAT Member. The matter was heard by the Senior Member at SAT on 21 July 2023. The matter was listed for a directions hearing on 29 September 2023. Within the timeframe specified by the Order, the City and the Applicant lodged their statements of issues, facts and contentions. As at 30 October 2023 – matter has been listed for a final hearing, commencing 18 March 2024. *Representation by: McLeods*

REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 16 NOVEMBER 2023

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
2.	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 Care Premises on 1 May 2023. ********** Directions hearing held on 9 June 2023 and programmed to mediation. Mediation was scheduled for 24 August 2023 and 8 November 2023, which were both vacated. Mediation has now been rescheduled for 31 January 2024. *Representation by: JDAP Presiding Member*
3.	Nos. 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 was scheduled for 14 August 2023 and was vacated. Mediation was rescheduled to 10 October 2023 and was subsequently vacated. The matter was listed for a directions hearing on 10 November 2023 to schedule a new date for mediation. This was vacated. The matter has been listed for a directions hearing on 2 February 2024 with the applicant to provide additional information by 11 January 2024. *Representation by: JDAP Presiding Member*
4.	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. ********** Directions hearing held on 30 June 2023. Mediation held on 26 July 2023. The SAT issued Orders on 26 July 2023 with the application to be reconsidered by no later than 27 October 2023. Following discussions with the applicant, on 22 September 2023, the City lodged proposed Orders by Consent to delay the date by which the application was to be reconsidered. On 22 September the SAT issued orders with the following key dates associated: • 1 December 2023 – The Respondent is invited to reconsider its decision on the application by this date pursuant to Section 31 of the *State Administrative Tribunal Act 2004*. • 8 December 2023 – Directions hearing scheduled. *Representation by: Administration*

REGISTER OF STATE ADMINISTRATIVE TRIBUNAL (SAT) APPEALS
AS AT 16 NOVEMBER 2023

NO.	ADDRESS & SAT REVIEW NO.	DATE RECEIVED	APPLICANT	REVIEW MATTER & COMMENTS
5.	Nos. 334-336 Beaufort Street, Perth (DR 87 of 2023)	9 June 2023	Dark Knight Retail Pty Ltd t/as Evolution Bikes Australia	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 held on 13 July 2023. The SAT issued Orders on 13 July 2023 with the following key dates associated: • 27 July 2023 – The Applicant to provide additional information to the City. • 10 August 2023 – Second mediation scheduled. The Mediation on 10 August 2023 was vacated and has been rescheduled for 3 November 2023. Following this Mediation, the SAT issued Orders that the matter has been listed for a Directions Hearing on 17 November 2023 to program the matter for a final hearing. *Representation by: Administration*
6.	No. 80 Auckland Street, North Perth (DR 131 of 2023)	10 August 2023	Number 80 Pty Ltd/Altus Planning	Application for review of deemed refusal following Council's decision to defer an application for a Single House on 20 June 2023. ********** Directions hearing scheduled for 25 August 2023 was vacated. Mediation held on 29 August 2023. SAT Orders to be issued with the following key dates associated: • 19 September 2023 – The Applicant to submit additional information to the City. • 21 November 2023 – The Respondent is invited to reconsider its decision on the application by this date pursuant to Section 31 of the *State Administrative Tribunal Act 2004*. • 8 December 2023 – Directions hearing scheduled. *Representation by: Administration*

METRO INNER-NORTH JOINT DEVELOPMENT ASSESSMENT PANEL (DAP)
REGISTER OF APPLICATIONS RELATING TO THE CITY OF VINCENT
AS AT 7 NOVEMBER 2023

No.	ADDRESS	APPLICANT	PROPOSAL	DATE APPLICATION RECEIVED	DAP MEETING DATE	DAP DECISION
1.	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	10 November 2023	The DAP meeting was held on 3 August 2023. The DAP resolved to defer consideration of the application (3-2) by no later than 1 December 2023. The meeting minutes can be found here. The City submitted an updated Responsible Authority Report on 20 October 2023 and the application is awaiting determination.
2.	Nos. 38-44 Brisbane Street, Perth	Rowe Group	Form 1 – Mixed Use Development	2 June 2023	Not yet scheduled	The application is currently under assessment following community consultation. The Responsible Authority Report is currently due on 17 November 2023.
3.	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	9 October 2023	Responsible Authority Report was submitted on 29 September 2023. The application was approved at the DAP meeting on 9 October 2023 as per the City's recommendation 3-2. Cr Gontaszewski and Cr Wallace voted against the recommendation. The minutes of this meeting are available here.
4.	Nos. 367-373 Fitzgerald Street and 103 Alma Road, North Perth	Celsius Property	Form 1 – Mixed Use Development	30 June 2023	Not yet scheduled	The application is currently under assessment following community consultation. The Responsible Authority Report is currently due on 16 November 2023.

METRO INNER-NORTH JOINT DEVELOPMENT ASSESSMENT PANEL (DAP)
REGISTER OF APPLICATIONS RELATING TO THE CITY OF VINCENT
AS AT 7 NOVEMBER 2023

No.	ADDRESS	APPLICANT	PROPOSAL	DATE APPLICATION RECEIVED	DAP MEETING DATE	DAP DECISION
5.	Nos. 463-507 Newcastle Street, West Perth	Rowe Group	Form 1 – Mixed Use Development	21 July 2023	7 November 2023	Responsible Authority Report was submitted on 27 October 2023. The application was approved at the DAP meeting on 7 November 2023 unanimously as per the City's recommendation. The minutes of this meeting will be available here.
6.	Nos. 384-388, 390 and 392 Oxford Street, Mount Hawthorn	Planning Solutions	Form 1 – Mixed Use Development	6 July 2023	Not yet scheduled	The application is currently under assessment. Responsible Authority Report is currently due on 14 November 2023.
7.	No. 168 Scarborough Beach Road, Mount Hawthorn	Rowe Group	Form 1 – Mixed Use Development	22 August 2023	Not yet scheduled	The application is currently under assessment. Responsible Authority Report is currently due on 21 November 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.

CITY OF VINCENT DESIGN REVIEW PANEL
REGISTER OF APPLICATIONS CONSIDERED BY DESIGN REVIEW PANEL
AS AT 6 NOVEMBER 2023

ADDRESS	APPLICANT	PROPOSAL	DRP MEETING DATE	REASON FOR REFERRAL
No. 168 Scarborough Beach Road, Mount Hawthorn	Rowe Group	Child Care Premises and Restaurant/ Café	4 October 2023	Lodged DA – Previously Referred The proposal would benefit from referral to the Design Review Panel to consider amendments to the proposal made in response to the comments of the Design Review Panel (DRP) on 5 April 2023 and 21 June 2023.

CITY OF VINCENT

INFORMATION BULLETIN

TITLE:	**Register of Petitions – Progress Report – October 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:	Office of the CEO
EDC&BS:	Executive Director Community & Business Services
EDI&E:	Executive Director Infrastructure & Environment
EDS&D:	Executive Director Strategy & Development

No outstanding Petitions as at 31 October 2023

CITY OF VINCENT

INFORMATION BULLETIN

TITLE:	**Register of Notices of Motion – Progress Report – October 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 outstanding Notices of Motion		

[TRIM ID: D17/43059]

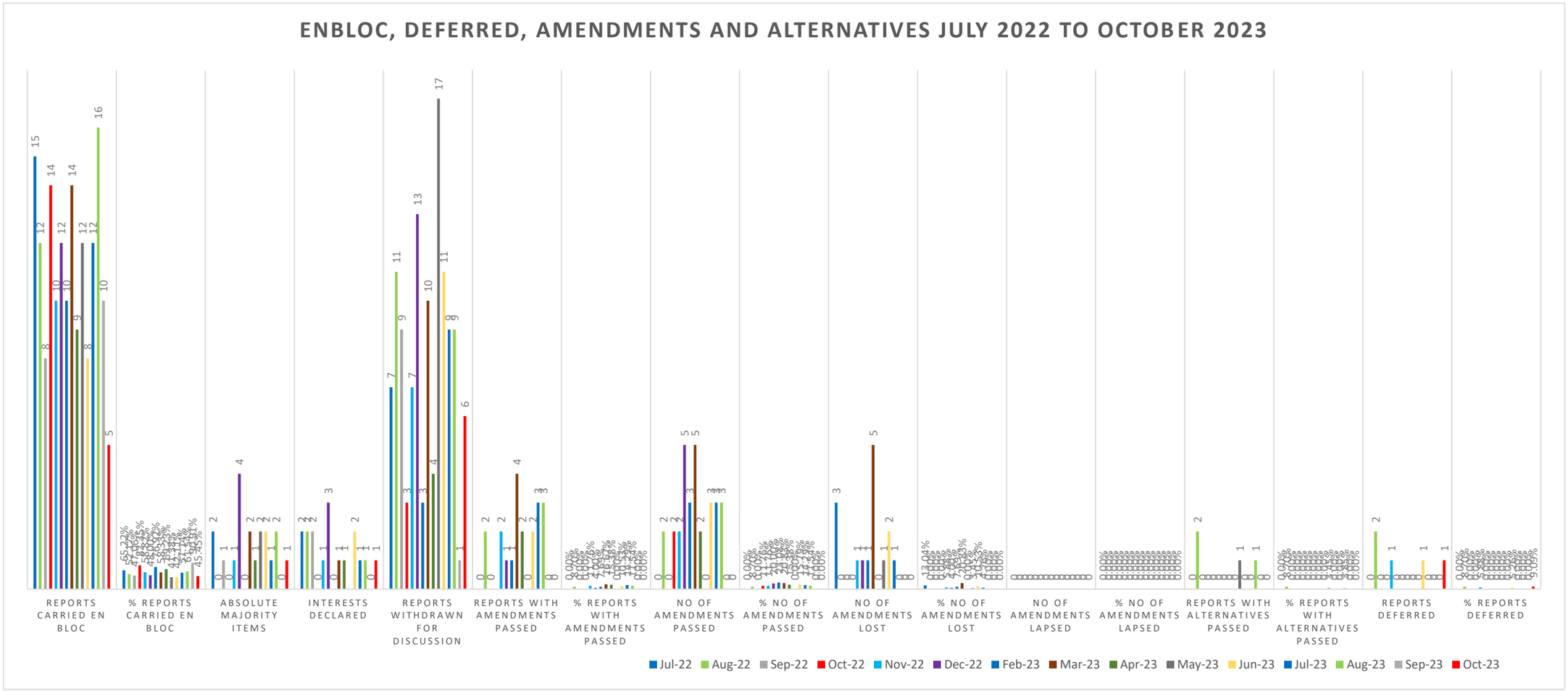
Title	Meeting Ty	Council Meeting	Recommendation	Council Decision	Director	Comments	Time frame for Completion	Due Date
9.2	OCM	17-October-2023	Amendment to the Municipal Heritage Inventory: 40 Guildford Road, Mount Lawley	Deferred 7-1	EDSD	Applicant is considering Council's deferral reasons and request for additional information.	March 2024.	
9.3	OCM	17-October-2023	Advertising of Proposed Revocation - Local Planning Policy No. 7.4.9 - Encroachments Over Crown Lands	Carried enbloc	EDSD	Council approved public notice of the proposed revocation.	Public notice published in October 2023.	
11.4	OCM	17-October-2023	Advertising of amended policy – Diversity, Access and inclusion	Carried en bloc	CEO	Advertising commenced 26 October 2023. Outcome of advertising report will be presented to Council in early 2024.	Early 2024	Early 2024
9.3	OCM	19-September-2023	Community Sporting and Recreation Facilities Fund - Annual and Forward Planning Round Application	Carried as recommended 6/0	EDIE	Council endorsed Robertson Park Tennis Precinct Stage 1B Implementation as priority for application to CSRFF 2024/25 forward planning grants round. Submitted 29 September 2023.	Grants to be awarded February 2024.	February 2024
9.4	OCM	19-September-2023	Advertising of Proposed Revocation - Local Planning Policy No. 7.4.2 - Aged or Dependent Persons' Dwellings	Carried en bloc	EDIE	Council approved public notice of the proposed revocation.	Public notice published in October 2023.	October 2023
11.4	OCM	19-September-2023	Advertising of New Policy – Child Safe Awareness	Carried en bloc	EMC&E	Advertising commenced 26 October 2023.	Outcome of advertising report will be presented to Council in early 2024.	Late 2023/early 2024
9.3	OCM	22-August-2023	Advertising of Amended Local Planning Policy No. 7.5.22 - Consulting Rooms	Carried en bloc	EDSD	Council approved the draft amended policy for advertising.	The results of consultation and the amended policy will be presented to Council in late 2023.	Late 2023
9.9	OCM	22-August-2023	Community Sporting and Recreation Facilities Fund - July Small Grants Round Application	Carried en bloc	EDSD	Council approved the grant application for submission to the Department of Local Government, Sport and Cultural Industries.	Elected Members will be notified once the results of the grant application are released in late 2023.	Late 2023
9.11	OCM	22-August-2023	Lease to Association for Services to Torture and Trauma Survivors Inc (ASeTTS) - No. 286 Beaufort Street, Perth	Carried en bloc	EDSD	Council approval to enter into a five year lease. CEO to finalise negotiation on key terms and execution of lease.	November 2023	October 2023 November 2023
10.1	OCM	22-August-2023	Advertising Of New/Amended Policy - Asset Management Policy	Carried en	EDIE	To come back to Council after advertising	The results of the consultation to be presented back to Council in December 2023.	December 2023
10.2	OCM	22-August-2023	Harold Street - Black Spot Project	Carried with alternative	EDIE	REQUEST the CEO prepare a report on options to slow vehicle speed and increase pedestrian, cyclist and vehicle safety on Beaufort Street, including engagement with stakeholders such as the Town Team, the Beaufort Street Network Place Management and Main Roads by March 2024; and REQUEST the CEO consult with residents, schools and surrounding businesses on the proposal to make Harold Street west of Beaufort Street a one way street and present a report to Council with the results of this consultation by March 2024	MRWA contacted in regards City return of prepaid black spot funds. Scope of project being prepared including stakeholder identification and influence assessment.	March 2024
10.4	OCM	22-August-2023	Tender - Escooter Shared Scheme Trial	Carried with amendment 7/1	EDIE	REQUESTS the CEO to provide a report to Council within nine months of practical operation of the trial assessing its impacts and whether an extension of the permit will be issued.	Launch of EES scheduled 12 November 2023. One provider (Bird) has withdrawn from trial.	November 2023
11.4	OCM	22-August-2023	Advertising of amended policy - Customer Service Complaints Policy	Carried en bloc	EMC&E	Policy adopted at October 2023 Council meeting.	**Completed October 2023**	November 2023
11.5	OCM	22-August-2023	Dual Naming of Warndoolier / Banks Reserve	Carried 8-0 with amendment	EMC&E	Community consultation to commence after LG elections.	Estimated to be reported back to Council Feb 2024	Estimated to be reported back to Council Feb 2024
12.1	OCM	22-August-2023	Advertising Of Amended Policy No. 4.2.12 - Advisory Groups			Approval to advertise.	**Completed October 2023**	
9.10	OCM	25-July-2023	Request for Proposals for Redevelopment of Leederville Carparks	Carried 8/0	EDSD	Business Plan approved for state-wide consultation.	The results of consultation will be presented to Council in late 2023.	Late 2023
9.1	OCM	20-June-2023	No. 80 (Lot: 102; D/P: 413590) Auckland Street, North Perth - Proposed Single House	Deferred	EDSD	Application deferred to allow applicant the opportunity to consider Council's reasons for deferral and changes to the proposal. Applicant has sort review by the State Administrative Tribunal of the deemed refusal. Mediation listed for 29 August 2023.	Application to be presented to Council at its November 2023 Ordinary Meeting.	November 2023
5.5	Audit Comm	04-May-2023	Review of Audit Committee Terms of Reference	Deferred	EDSD	Comprehensive review completed. Deferred to the August Meeting.	Deferred to November Audit Committee	November 2023
9.2	OCM	04-April-2023	Review of Design Guidelines	Carried in two sections – 7/0 and 6/0	EDSD	Council endorsed: - Lacey Street Design Guidelines and revocation of Appendix 3, 12, 14, 15, 16 and 18 following consultation at the 25 July 2023 Council Meeting - Brookman & Moir Street Design Guidelines and Heritage Area and Highgate Design Guidelines adopted following consultation at the 22 August 2023 Council Meeting No submissions received on amendment to Local Planning Policy No. 7.1.1 – Built Form to align building height requirements with the heights outlined in Appendix 18 – Design Guidelines for William Street. An Administrative update to the Built Form Policy will be made to correct building height.	**Completed October 2023**	

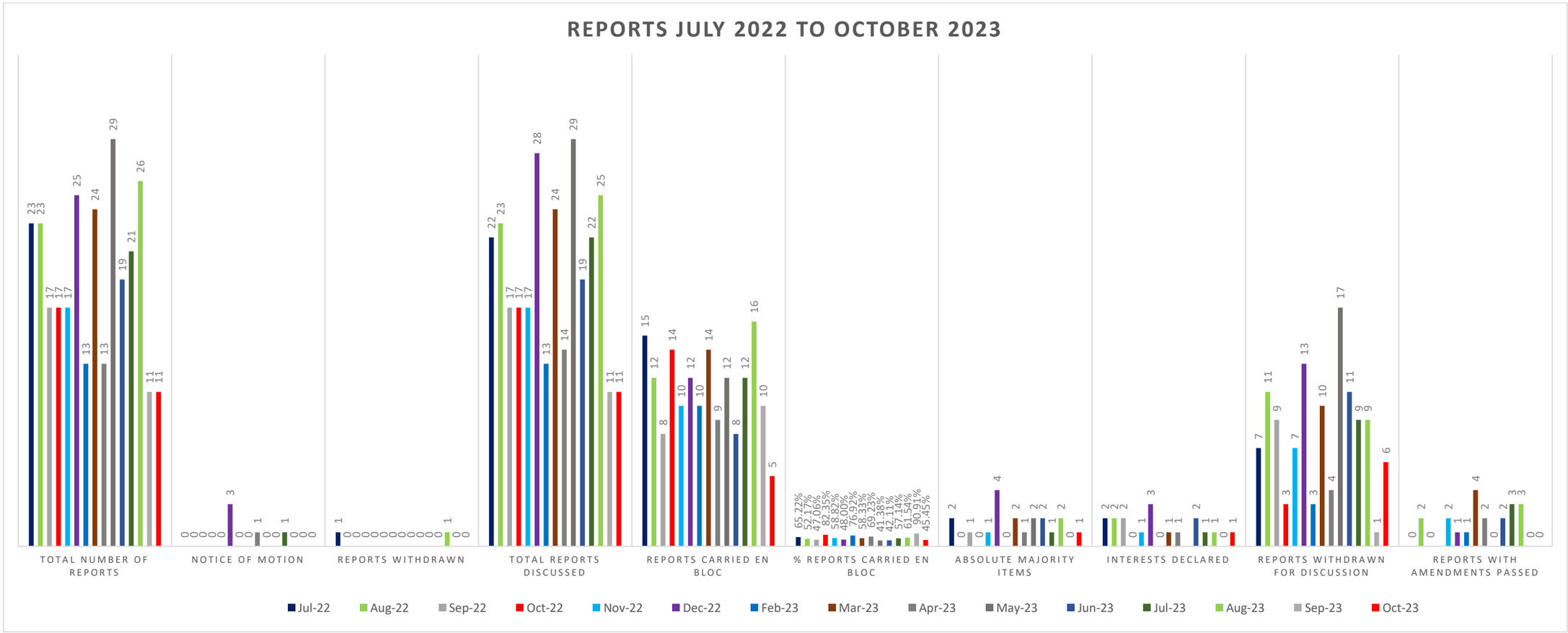
Title	Meeting Ty	Council Meeting	Recommendation	Council Decision	Director	Comments	Time frame for Completion	Due Date
9.5	OCM	14-March-2023	Minor Amendment to Metropolitan Region Scheme - Leederville Parade Primary Regional Road Reserve	Carried as Recommended	EDSD	Council requested that the WAPC proceed 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.	Late 2023
10.3	OCM	14-March-2023	Waste Strategy Project – Verge Valet Vincent Trial Update	Carried En bloc	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.	March 2024
12.4-4.2(1)	AGM	14-March-2023	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.	Carried En bloc	EDSD	Administration is completing a review of the City's Built Form Policy against the State's Medium Density Code.	Administration will present this review and the impact to the Built Form Policy to Council in late 2023.	Late 2023
Motion 4.5	AGM	14-March-2023	Pedestrian Safety (Newcastle / Fitzgerald): 4.5.1 That the City of Vincent-addresses the safety 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 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).	Carried 8/0	EDIE	Improvements / modifications to the intersection of Newcastle and Fitzgerald Streets requires the 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.	2024	2024
12.4-4.11	AGM	14-March-2023	Speed Humps 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."	Carried unanimously	EDIE	Report by December 2023	December 2023	December 2023
12.4-4.16(3)	AGM	14-March-2023	E-Waste That Council NOTES the various e-waste disposal options already available to residents and REQUESTS Administration to advertise these disposal options to increase community awareness; and REQUESTS:"	Carried with amendments	EDIE	Investigation to be commenced. Proposal to Council Workshop for information.	To be presented to Council at the end of the trial. First trial drop-off day highly successful	
10.1	OCM	13-December-2022	Stormwater Drainage	Unanimous 9/0	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.	2024
10.4	OCM	13-December-2022	Full Median Strip for Angove Street and Woodville Street Intersection	Carried En bloc	EDIE	Administration to finalise the concept design drawings of the Angove Street and Woodville Street median strip proposal. Community consultation based on the finalised concept design drawings proposing a 12 month trial of the traffic management treatment	Consultation results received for full median strip for Angove Street and Woodville Street intersection and are currently being evaluated. Design is complete and further traffic analysis is underway.	Late 2023
9.7	OCM	26-July-2022	Beaufort Street and Grosvenor Road Pedestrian Improvement Projects	Carried 5/2	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.	Late 2023
9.3	OCM	05-April-2022	Proposed Amendment No. 9 to Local Planning Scheme No. 2 - No. 21 (Lot: 373; D/P: 1939) Eucla Street, Mount Hawthorn	Carried en bloc	EDSD	Amendment advertised and determined by Council at the 22 October Council Meeting. Amendment has been forwarded to the WAPC and approved by the Minister for Planning.	**Completed October 2023**	
9.4	OCM	08-March-2022	Sale of No. 26 Brentham Street, Leederville	Carried with Amendments from Mayor Cole and Cr Loden – 9/0	EDSD	Scheme Amendment approved. Liaising with potential purchaser. Confirmation with adjoining landowner, interested in making offer for purchase.	Late 2023	Late 2023
9.7	OCM	14-September-2021	Outcomes of Advertising: Draft Precinct Structure Plan and Draft Place Plan – Leederville; and Preparation of Amendment 7 to Local Planning Scheme No. 2	Carried with Amendment	LPSP referred	LPSP referred to WAPC for comment and endorsement.	WAPC anticipated to consider in early 2024	Late 2023
12.5	OCM	30-May-2017	Perth Parking Levy	Carried Unanimously with an Amendment (8-0)	EDIE	State Government amending enabling legislation. Previous comments: Awaiting outcomes of the Perth CBD Transport Plan and specific recommendations regarding the Perth Parking Levy. State Government yet to release results of consultation.	**Completed**	November 2023

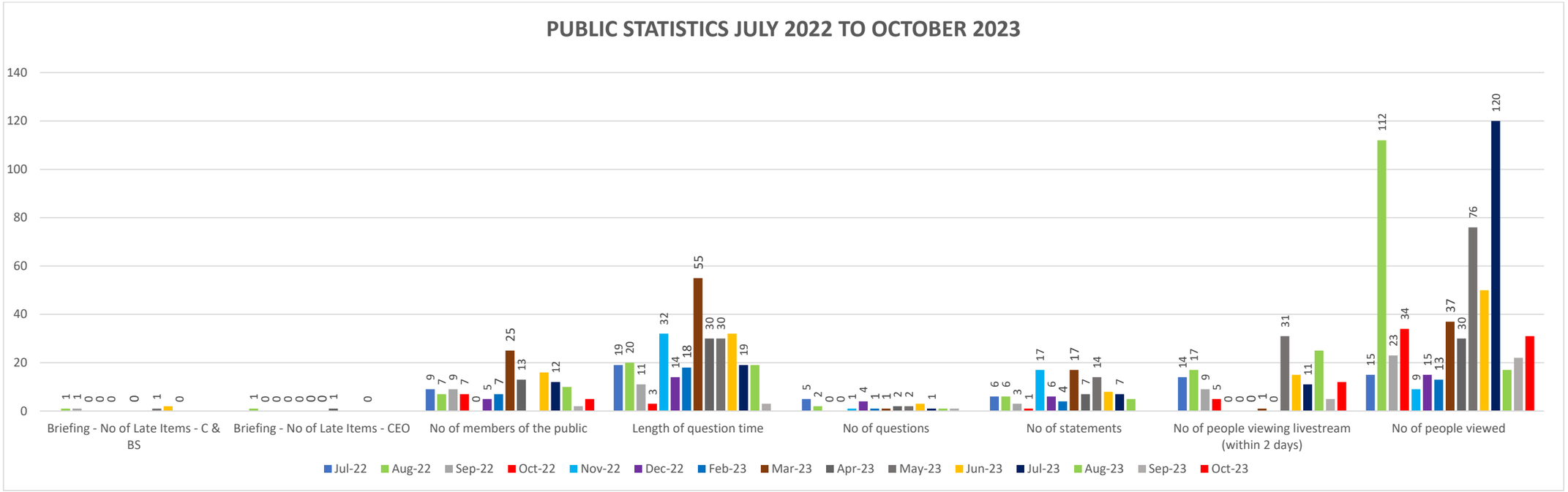
COUNCIL WORKSHOPS

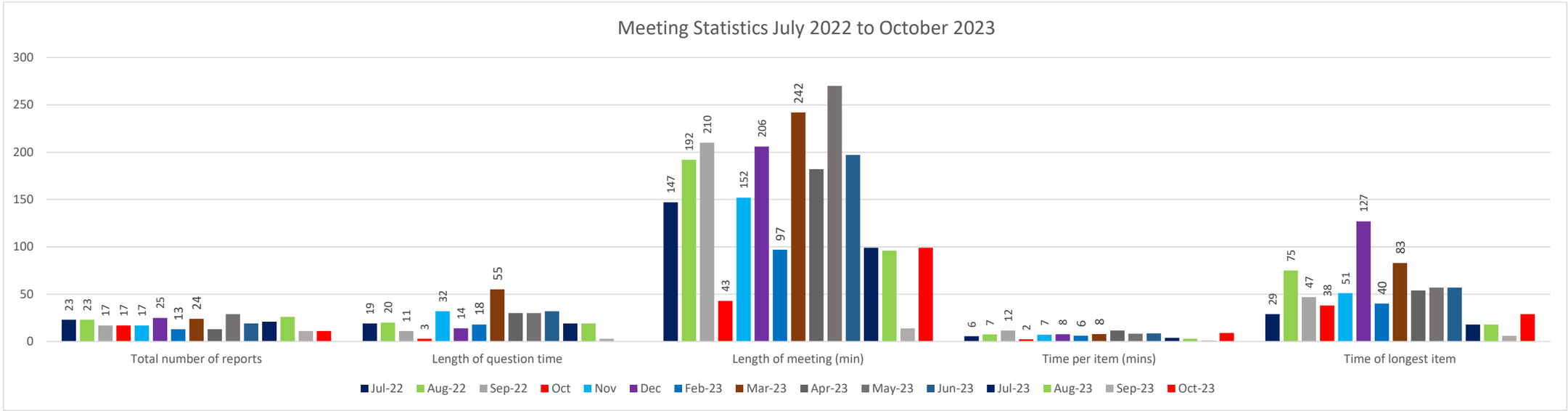
No workshops have been held since 7 September 2023.

Council Meeting Statistics – October 2023




REPORTS JULY 2022 TO OCTOBER 2023
TOTAL NUMBER OF REPORTS
NOTICE OF MOTION
REPORTS WITHDRAWN
TOTAL REPORTS DISCUSSED
REPORTS CARRIED EN BLOC
% REPORTS CARRIED EN BLOC
ABSOLUTE MAJORITY ITEMS
INTERESTS DECLARED
REPORTS WITHDRAWN FOR DISCUSSION
REPORTS WITH AMENDMENTS PASSED
Jul-22
Aug-22
Sep-22
Oct-22
Nov-22
Dec-22
Feb-23
Mar-23
Apr-23
May-23
Jun-23
Jul-23
Aug-23
Sep-23
Oct-23


PUBLIC STATISTICS JULY 2022 TO OCTOBER 2023
140
120
100
80
60
40
20
0
Briefing - No of Late Items - C & BS
Briefing - No of Late Items - CEO
No of members of the public
Length of question time
No of questions
No of statements
No of people viewing livestream (within 2 days)
No of people viewed
Jul-22
Aug-22
Sep-22
Oct-22
Nov-22
Dec-22
Feb-23
Mar-23
Apr-23
May-23
Jun-23
Jul-23
Aug-23
Sep-23
Oct-23


Meeting Statistics July 2022 to October 2023
300
250
200
150
100
50
0
23 23 17 17 17 25 13 24
19 20 11 3 32 14 18 55
147 192 210 43 152 206 97 242
6 7 12 2 7 8 6 8
29 75 47 38 51 127 40 83
Total number of reports
Length of question time
Length of meeting (min)
Time per item (mins)
Time of longest item
Jul-22 Aug-22 Sep-22 Oct Nov Dec Feb-23 Mar-23 Apr-23 May-23 Jun-23 Jul-23 Aug-23 Sep-23 Oct-23

CITY OF VINCENT

NOTES

Council Briefing

10 October 2023

Table of Contents

1 Declaration of Opening / Acknowledgement of Country 4

2 Apologies / Members on Approved Leave of Absence 4

3 Public Question Time and Receiving of Public Statements 4

4 Declarations of Interest 4

5 Strategy & Development 5

5.1 No. 54 (Lot: 7; Plan: 4387) Lincoln Street Highgate – Proposed Alterations and Additions to Single House 5

5.2 Amendment to the Municipal Heritage Inventory: 40 Guildford Road, Mount Lawley 7

5.3 Advertising of Proposed Revocation - Local Planning Policy No. 7.4.9 - Encroachments Over Crown Lands 8

6 Infrastructure & Environment 9

6.1 Adoption of the Animal Amendment Local Law 2023 [ABSOLUTE MAJORITY DECISION REQUIRED] 9

7 Community & Business Services 10

7.1 Financial Statements as at 31 August 2023 10

7.2 Authorisation of Expenditure for the Period 01 August 2023 to 31 August 2023 11

7.3 Investment Report as at 31 August 2023 12

7.4 Advertising of amended policy - Diversity Access and Inclusion 13

7.5 Outcome of advertising and adoption of amendments to Customer Service Complaints Management Policy 14

8 Chief Executive Officer 15

8.1 Outcome of advertising and adoption of amendments to the City's Advisory Groups Policy 15

8.2 Information Bulletin 16

9 Motions of Which Previous Notice Has Been Given 17

10 Representation on Committees and Public Bodies 17

11 Confidential Items/Matters For Which the Meeting May be Closed 17

12 Closure 17

NOTES OF CITY OF VINCENT
COUNCIL BRIEFING
HELD AT THE ADMINISTRATION AND CIVIC CENTRE,
244 VINCENT STREET, LEEDERVILLE
ON TUESDAY, 10 OCTOBER 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 Ron Alexander	**North Ward**
IN ATTENDANCE:	**David MacLennan**	**Chief Executive Officer**
	Peter Varris	**Executive Director Infrastructure & Environment**
	Rhys Taylor	**Chief Financial Officer**
	Jay Naidoo	**Manager Development & Design**
	Joslin Colli	**Executive Manager Corporate Strategy & Governance**
	Wendy Barnard	**Council Liaison Officer**
Public:	No members of the public.	

1 DECLARATION OF OPENING / ACKNOWLEDGEMENT OF COUNTRY

The Presiding Member, Emma Cole, declared the meeting open at 6.00pm and read the following Acknowledgement of Country statement:

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

2 APOLOGIES / MEMBERS ON APPROVED LEAVE OF ABSENCE

An apology was received from Cr Ross Ioppolo.

An apology was received from Cr Suzanne Worner.

An apology was received from Cr Dan Loden.

An apology was received from Cr Ashley Wallace.

3 PUBLIC QUESTION TIME AND RECEIVING OF PUBLIC STATEMENTS

As no questions or statements were submitted in writing, and there were no speakers, Public Question Time closed at approximately 6.02pm.

4 DECLARATIONS OF INTEREST

Mayor Emma Cole declared a financial Interest in Item 5.2 Amendment to the Municipal Heritage Inventory: 40 Guildford Road, Mount Lawley. The extent of her interest is that the land is owned by the Western Australian Planning Commission (WAPC) and she is a paid Commission Member and also sits on the Executive, Finance and Property Committee that deal with WAPC property matters. She is not seeking approval to participate in the debate or remain in Chambers or vote on the matter.

5 STRATEGY & DEVELOPMENT

5.1 NO. 54 (LOT: 7; PLAN: 4387) LINCOLN STREET HIGHGATE – PROPOSED ALTERATIONS AND ADDITIONS TO SINGLE HOUSE

Ward: South

Attachments:
1. Consultation and Location Map
2. Development Plans
3. Determination Advice Notes
4. Summary of Submissions - Administration's Response
5. Summary of Submissions - Applicant's Response
6. Streetscape Perspectives

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for and Alterations and Additions to Single House at No. 54 (Lot: 7; Plan: 4387) Lincoln Street, Highgate, 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 as shown on the approved plans dated 15 August 2023. No other development forms part of this approval;

2. Amended Plans

Prior to the lodgement of a building permit, amended plans shall be submitted to and approved by the City that show the retention of a frame of brickwork across the ceiling and down the sides of the walls in the demolition of the internal wall between the living and dining rooms. Development and demolition works must be undertaken in accordance with the amended plans approved by the City and prior to use of the approved development, to the satisfaction of the City;

3. 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 boundary walls shall be finished in accordance with the as shown on the approved schedule of materials, or material as otherwise approved, to the satisfaction of the City;

4. Colours and Materials

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

5. Stormwater

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

6. 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; and

7. Photographic Record of Works

Within 28 days of completion of the approved works, a photographic record of the works undertaken (internal and external) shall be submitted to the City for inclusion in its Historical Archive Collection, to the satisfaction of the City.

NO QUESTIONS

At 6:04 pm, Mayor Emma Cole left the meeting due to a previously declared proximity interest.

Cr Gontaszewski assumed the chair.

5.2 AMENDMENT TO THE MUNICIPAL HERITAGE INVENTORY: 40 GUILDFORD ROAD, MOUNT LAWLEY

Attachments:

1. **Submission Letter**
2. **Main Roads Approved Land Dealings Plan - Guildford Road and East Parade**
3. **Applicant's Heritage Impact Statement**
4. **Photographic Archival Record**
5. **Applicant's Response to Design Review Panel's Comments**
6. **Applicant's Response to Administration Comments**
7. **Summary of Submissions**

RECOMMENDATION:

That Council:

1. **RESOLVES that No. 40 (Lots 254 and 403) Guildford Road, Mount Lawley be removed from the City's Municipal Heritage Inventory (MHI) 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 the owner 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*.**

CR CASTLE:
How can the City stop/enforce owners of heritage listed properties from neglecting to an extent that demolition is required?

EXECUTIVE MANAGER DEVELOPMENT & DESIGN AND STRATEGIC PLANNING:
The City can issue a Heritage Conservation Notice to property owners who have neglected their property. The notice is issued under the Planning and Development (Local Planning Scheme) Regulations 2015 (Regulations).

The notice can be issued to the owner or occupier where the City is of the view that a heritage place is not being properly maintained. Properly maintained is defined as relating to ensuring that there is no actual or imminent loss or deterioration of the structural integrity of the heritage place or to the integral elements in the statement of significance for the heritage place.

The notice is to require the person carry out specified repairs to the heritage place in a timeframe that is not less than 60 days after the notice is given. The City has the ability to carry out the repairs itself if the person fails to comply with the notice and the costs of carrying out those works recovered by the City in court.

Council has delegated to the CEO the power to issue a Heritage Conservation Notice in the Register of Delegations, Authorisations and Appointments.

The City has sought to enshrine Heritage Conservation Notices in Local Planning Scheme No. 2 and make it an offence under section 218(a) of the Planning and Development Act 2005 if a property owner fails to comply with the notice. This was included as part of Omnibus Amendment 10 to the Scheme that was supported by Council at its Ordinary Meeting dated 18 October 2022.

At 6:13 pm, Mayor Emma Cole returned to the meeting and resumed the chair.

5.3 ADVERTISING OF PROPOSED REVOCATION - LOCAL PLANNING POLICY NO. 7.4.9 - ENCROACHMENTS OVER CROWN LANDS

Attachments:
1. **Local Planning Policy No. 7.4.9 - Encroachments Over Crown Lands**
2. **Local Planning Policy No. 7.4.9 - Encroachments Over Crown Lands - Comparison Table**

RECOMMENDATION

That Council:

1. **PREPARES a notice of revocation of Local Planning Policy No. 7.4.9 – Encroachments Over Crown Lands, included in Attachment 1, for the purpose of community consultation, pursuant to Schedule 2, Part 3, Clause 6(b)(i) of the *Planning and Development (Local Planning Schemes) Regulations 2015*;**

2. **AUTHORISES the Chief Executive Officer to carry out community consultation on the proposed revocation in accordance with Schedule 2, Part 3, Clause 6(b)(ii) of the *Planning and Development (Local Planning Schemes) Regulations 2015*;**

3. **PUBLISHES the notice of revocation in accordance with Schedule 2, Part 3, Clause 6(b)(ii) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, if no submissions are received during the community consultation period; and**

4. **NOTES that if any submissions are received during the community consultation period, that these would be presented to Council for consideration.**

NO QUESTIONS

6 INFRASTRUCTURE & ENVIRONMENT

6.1 ADOPTION OF THE ANIMAL AMENDMENT LOCAL LAW 2023

Attachments:

1. **Animal Amendment Local Law 2023**
2. **Animal Amendment Local Law 2023 - modified advertised copy**
3. **Animal Amendment Local Law 2023 - DLGSC comments**
4. **Animal Amendment Local Law 2023 - public comments**

RECOMMENDATION:

That Council:

1. **GIVES NOTICE that the purpose of the Animal Amendment Local Law 2023 is to amend certain provisions of the City of Vincent Animal Local Law 2022;**

2. **GIVES NOTICE that the effect of the Animal Amendment Local Law 2023 is to provide further clarity of the requirements with which owners and occupiers of premises must comply with in order to keep cats;**

3. **MAKES BY ABSOLUTE MAJORITY the Animal Amendment Local Law 2023 at Attachment 1, in accordance with section 3.12(4) of the *Local Government Act 1995* subject to the Chief Executive Officer;**

   3.1 **publishing the *Animal Amendment Local Law 2023* in the Government Gazette in accordance with s3.12(5) of the *Local Government Act 1995* and providing a copy to the Minister for Local Government; and**

   3.2 **following Gazettal, providing local public notice in accordance with s3.12(6) of the *Local Government Act 1995,* and providing a copy of the law and Explanatory Memorandum signed by the Mayor and Chief Executive Officer to the Western Australian Parliamentary Joint Standing Committee on Delegated Legislation.**

MAYOR COLE:
Can the report be updated to better reflect that the purpose of the amendment is to ensure that the substantive Animal local law is compliant with the provisions of the Cat Act 2011?

EXECUTIVE DIRECTOR INFRASTRUCTURE AND ENVIRONMENT:
The Report has been updated accordingly.

7 COMMUNITY & BUSINESS SERVICES

7.1 FINANCIAL STATEMENTS AS AT 31 AUGUST 2023

Attachments: **1. Financial Statements as at 31 August 2023**

RECOMMENDATION:

That Council RECEIVES the Financial Statements for the month ended 31 August 2023 as shown in Attachment 1.

NO QUESTIONS

7.2 AUTHORISATION OF EXPENDITURE FOR THE PERIOD 01 AUGUST 2023 TO 31 AUGUST 2023

Attachments:
1. **August 2023 - Payments by EFT**
2. **August 2023 - Payments by Cheques**
3. **August 2023 - Payments by Direct Debit**

RECOMMENDATION:

That Council RECEIVES the list of accounts paid under delegated authority for the period 1 August 2023 to 31 August 2023 as detailed in Attachments 1, 2 and 3 as summarised below:

EFT payments, including payroll	$5,833,887.04
Cheques	$643.50
Direct debits, including credit cards	$643,504.82
Total payments for August 2023	**$6,478,035.36**

MAYOR COLE:
Leederville wifi service – can data be provided on how many people are using the service?

EXECUTIVE MANAGER INFORMATION AND COMMUNICATION TECHNOLOGY:
Usage data for the last 6 months:

	Apr-23	*May-23*	*Jun-23*	*Jul-23*	*Aug-23*	*Sep-23*
Connections	*395*	*330*	*233*	*302*	*278*	*331*
Hours connected	*549.6*	*479.55*	*336.98*	*462.62*	*406.12*	*539.22*

MAYOR COLE:
YMCA community budget grant of $55k, have they acquitted the last years' community grant funding against the program delivery they were required to provide? Specifically in relation to CoV service.

EXECUTIVE MANAGER COMMUNICATIONS & ENGAGEMENT:
Year one of the multi-year collaborative funding with the YMCA concluded 30 June 2023. The acquittal was finalised on 28 July 2023 following a meeting with representatives from the Y and YMCA HQ to discuss some of the outcomes contained in the report.

The acquittal highlighted an underspent funding amount of $1,346 to be carried over into Year two for banners to acknowledge the City's support at events and workshops.

Measurable outcomes from year one
Support the Youth Squad to deliver four events/workshops for young people in City of Vincent
- *7 events were delivered including clash of the bands and open mic night*
- *22% attendees were CoV residents*

Deliver four programs targeted at mental health for at least 30 City of Vincent young people
- *4 workshops delivered at Mt Lawley & Churchlands High Schools*

Deliver eight employability, life and soft skills workshops to City of Vincent young people
- *8 workshops delivered (4 barista courses)*
- *42% attendees were CoV residents*

In response to the Year one acquittal report, a meeting was held with representatives from the Y, YMCA and City of Vincent to further define measurable outcomes to ensure delivery of a greater variety of workshops.

The Year 2 funding agreement was signed on 18th August 2023.

7.3 INVESTMENT REPORT AS AT 31 AUGUST 2023

Attachments: 1. Investment Statistics as at 31 August 2023

RECOMMENDATION:

That Council NOTES the Investment Statistics for the month ended 31 August 2023 as detailed in Attachment 1.

NO QUESTIONS

7.4 ADVERTISING OF AMENDED POLICY - DIVERSITY ACCESS AND INCLUSION

Attachments: 1. DRAFT Diversity, Access and Inclusion Policy

RECOMMENDATION

That Council APPROVES the proposed amendments to the Diversity, Access and Inclusion Policy, at Attachment 1, for the purpose of community consultation.

NO QUESTIONS

7.5 OUTCOME OF ADVERTISING AND ADOPTION OF AMENDMENTS TO CUSTOMER SERVICE COMPLAINTS MANAGEMENT POLICY

Attachments: **1. Customer Service Complaints Policy**
2. Complaint Management Policy - DRAFT

RECOMMENDATION:

That Council ADOPTS the amended Customer Service Compaints Management Policy (to be renamed Complaint Management Policy) at Attachment 2.

MAYOR COLE:
Can the use of language be investigated, particularly could there be stronger alignment between the definitions of habitual/obsessive/unreasonable conduct and clause 6?

EXECUTIVE MANAGER COMMUNICATIONS & ENGAGEMENT:
Definitions in the policy have been updated to more closely align with the wording contained in clause 6 as follows:

Unreasonable Complainant *- ~~Someone who engages in bad behaviour, but generally believes that their complaint is real and has a legitimate basis.~~ An individual who habitually or obsessively expresses their concern(s) in a rude, angry, aggressive or harassing manner. This may be due to the nature or frequency of the complaint or because it raises health, safety, resource or equity issues for the City, its staff or customers.*

Vexatious Complainant *- ~~Someone whose primary objective is to distress or harass rather than having their complaint addressed.~~ Someone who communicates or complains in a repetitive, burdensome or unwarranted manner with the intention of harassing or subduing the City or its staff.*

Clause 6 (for reference – no changes to policy wording):

6. Unreasonable and Vexatious Complainant Conduct
As defined by the Ombudsman Western Australia, Unreasonable Complainant Conduct (UCC) tends to fall into the following three groupings:

6.1. Habitual or obsessive conduct
This includes behaviour by a person who:
o Can't 'let go' of their complaint;
o can't be satisfied despite the best efforts of the agency; and
o makes unreasonable demands on the agency where resources are substantially and unreasonably diverted away from its other functions or unfairly allocated (compared to other customers)

6.2. Rude, angry and harassing conduct

6.3. Aggressive conduct

Vexatious means a complaint brought solely to harass or subdue. Vexatious complaints may take the form of repetitive, burdensome or unwarranted communication with one or more City employees over matters that are considered resolved or responded to in previous communication with the complainant.

8 CHIEF EXECUTIVE OFFICER

8.1 OUTCOME OF ADVERTISING AND ADOPTION OF AMENDMENTS TO THE CITY'S ADVISORY GROUPS POLICY

RECOMMENDATION:

That Council APPROVES the amended Advisory Groups Policy at Attachment 1.

NO QUESTIONS

8.2 INFORMATION BULLETIN

Attachments:

1. **Minutes of the Mindarie Regional Council meeting held on 21 September 2023**
2. **Unrecoverable Parking Infringements Write-Off**
3. **Minutes of the Catalina Regional Council - Special Council Meeting held on 21 September 2023**
4. **Minutes of Arts Advisory Group Meeting held on 30 August 2023**
5. **Statistics for Development Services Applications as at the end of September 2023**
6. **Register of Legal Action and Prosecutions Monthly - Confidential**
7. **Register of State Administrative Tribunal (SAT) Appeals - Progress report as at 2 October 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. **Register of Petitions - Progress Report - September 2023**
11. **Register of Notices of Motion - Progress Report - September 2023**
12. **Register of Reports to be Actioned - Progress Report - September 2023**
13. **Council Workshop Items since 6 September 2023**
14. **Council Meeting Statistics**
15. **Council Briefing Notes - 12 September 2023**

RECOMMENDATION:

That Council RECEIVES the Information Bulletin dated October 2023.

MAYOR COLE:
In relation to Council resolution of 14 September 2021, has there been any recent advice from the Department of Planning, Lands and Heritage on when the Statutory Planning Committee will consider the Leederville Precinct Structure Plan? The last update received was that it would be quarter 3 of this year that we are coming to the end of.

MANAGER DEVELOPMENT & DESIGN
The Department's officers anticipate that the Leederville Precinct Structure Plan will be presented to the Statutory Planning Committee before the end of this year.

The Register of Reports to be Actioned in the Information Bulletin reflects this update.

CR LODEN (IN WRITING):
Was curious why only 15 development applications were processed in September. The value of the applications didn't seem high so wanted to understand the difference here? Not having a go at the staff here was just the lowest volume of assessments I've seen.

MANAGER DEVELOPMENT & DESIGN:
The lower volume of development application determinations for September is reflective of the following:

- *The need to undertake assessments of a higher volume of developments applications received in recent months. There was approximately twice the volume of new applications lodged for both August and September compared to July. Early assessment of applications supports timely determinations of applications within statutory timeframes (60 or 90 days).*
- *The time spent in dealing with Development Assessment Panel (DAP) applications and State Administrative Tribunal (SAT) appeal reconsiderations that are scheduled to be determined in the coming months.*
- *Managing changes within the team relating to staffing and onboarding. This means that greater amounts of time have been spent on mentoring and supporting team members.*

Administration will continue to aim to balance between application determination output and the assessment of newer applications. This will ensure determination volumes are kept high while ensuring applications yet to be determined are continuing to progress through the assessment process.

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

Nil

12 CLOSURE

There being no further business the briefing closed at 6.23pm.

12.10 NOMINATION OF COUNCIL MEMBERS FOR THE VACANT LOCAL GOVERNMENT POSITION ON THE CENTRAL PERTH LAND REDEVELOPMENT COMMITTEE

Attachments:
1. **Letter from the Minister of Lands regarding appointments to the DevelopmentWA Central Perth Land Redevelopment Committee**
2. **MRA Land Redevelopment Committee Charter**

RECOMMENDATION:

That Council ENDORSES the following Council Member nominations for the vacant local government positions on the Central Perth Land Redevelopment Committee:

Cr: _____;

Cr: _____;

Cr: _____

PURPOSE OF REPORT:

To nominate up to three Council Members for the vacant local government position on the Central Perth Land Redevelopment Committee (Central Perth LRC).

BACKGROUND:

The Central Perth LRC comprises of five members, one being a local government representative of either the City of Perth or City of Vincent. The local government representative position was previously occupied by City of Perth Cr Catherine Lezer with City of Vincent Cr Susan Gontaszewski the alternate member.

The positions are now vacant and the Minister for Lands has invited the City of Vincent to nominate up to three representatives for the position. The letter from the Minister for Lands is at **Attachment 1**.

DETAILS:

The Central Perth LRC is responsible for determining or making recommendations on significant development applications relevant to the Central Perth Land Redevelopment Area, as well as amendments to Planning Policies, Design Guidelines and the Heritage Inventories.

The Central Perth Land Redevelopment Area includes Claisebrook Village (City of Perth), East Perth Power Station (City of Vincent), Elizabeth Quay (City of Perth), New Northbridge (City of Vincent/City of Perth), Perth City Link (City of Perth) and Riverside (City of Perth).

The East Perth Power Station Redevelopment, which is within the City of Vincent's district is a key development site within the City. Details of projects which are managed by DevelopmentWA, are available here.

The term of the appointment would be determined by the Minister and is no longer than two years.

Remuneration and other allowances are determined by the Minister for Lands after consultation with the Public Sector Commissioner. A member who holds a full-time office on the public payroll or is a former Member of Parliament with less than 12 months having passed since sitting in Parliament, is not eligible for remuneration.

The Central Perth LRC meets on a monthly and as needs basis, usually the first Monday of each month. With quorum reached with three members. This quorum can be reduced to two members where one or more members are not able to participate due to a conflict of interest.

Further details of the Central Perth LRC, including its role and membership details, is set out in its Charter at **Attachment 2**.

The Minster for Lands will review the nominations received from the City of Vincent and make a recommendation to Cabinet.

CONSULTATION/ADVERTISING:

Nil.

LEGAL/POLICY:

Section 80(1) of the *Metropolitan Redevelopment Authority Act 2011*.

RISK MANAGEMENT IMPLICATIONS:

Low: The timely appointment of the City of Vincent representatives to the Central Perth LRC will enable the representatives to participate in decision-making that may impact the City.

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.

FINANCIAL/BUDGET IMPLICATIONS:

Nil.

City Of Vincent Records
RECEIVED
03 OCT 2023
CTN Ref:
REC No:

Hon John Carey MLA
Minister for Planning; Lands; Housing; Homelessness

Our Ref: 78-15642

26 SEP 2023

Mr David MacLennan
Chief Executive Officer
City of Vincent
244 Vincent Street
LEEDERVILLE WA 6007

Dear Mr MacLennan David

DEVELOPMENTWA CENTRAL PERTH LAND REDEVELOPMENT COMMITTEE

The DevelopmentWA Land Redevelopment Committees (LRC's) play a key role in the decision making around the development and delivery of urban renewal projects in each of the redevelopment areas.

In accordance with section 80(1) of the *Metropolitan Redevelopment Authority Act 2011* (the Act), LRC's comprise of five members, one being a member of the DevelopmentWA Board, one nominated under section 81 of the Act and the remaining members appointed at the discretion of the Minister.

Section 81 of the Act refers to nominations for appointment from the relevant local government in whose district there is a redevelopment LRC. Councillor Susan Gontaszewski is currently the local government representative sitting on the Central Perth LRC.

Following the local government elections on 21 October 2023, I formally request that, within 42 days of receipt of this letter, you provide three nominations to myself in writing for consideration as a member of the Central Perth LRC. After these nominations, the final appointment to the Central Perth LRC will be determined.

I thank you for your ongoing commitment to developing and renewing our city.

Yours sincerely

HON JOHN CAREY MLA
MINISTER FOR LANDS

Level 11, Dumas House, 2 Havelock Street, West Perth, WA, 6005
Telephone: +61 8 6552 5300 Email: minister.carey@dpc.wa.gov.au

GOVERNMENT OF WESTERN AUSTRALIA

METROPOLITAN REDEVELOPMENT AUTHORITY

LAND REDEVELOPMENT COMMITTEE CHARTER

FEBRUARY 2022

Shaping our State's future

DevelopmentWA

LAND REDEVELOPMENT COMMITTEE CHARTER

1. INTRODUCTION

The purpose of the Metropolitan Redevelopment Authority (Authority) Land Redevelopment Committee (LRC) Charter is to explain, in one document, not only the obligations and responsibilities of the MRA's LRCs but also how the LRCs choose to fulfil those obligations.

This Charter does not remove the responsibility for LRC members to be fully informed of relevant legislation and the obligations that arise from these that apply to LRC members.

2. ROLE OF THE LAND REDEVELOPMENT COMMITTEES

The role of LRCs is to determine within delegation, significant Development Applications relevant to the Redevelopment Area(s) the LRC is responsible for, as well as approve amendments to Planning Policies, Design Guidelines and the Heritage Inventories, in accordance with Parts 5 and 6 of the Metropolitan Redevelopment Authority Act 2011 (the Act) and the relevant Redevelopment Scheme(s) applying to the Redevelopment Areas. Matters to be determined by LRCs are defined in accordance with the Schedule of Delegation adopted by the Board. Where matters relevant to Parts 5 and 6 of the Act are to be determined by the Board, LRCs shall first consider those matters and make recommendations to the Board.

The Board may refer any relevant matter(s) to LRCs for consideration and/or determination and the LRC is to consider any relevant item at the specific request of the Board.

3. MEMBERSHIP

Membership Appointment

In accordance with section 80(1) of the Act, the LRC will consist of five members appointed by the Minister as follows:

(a) one is to be a member of the Authority's board of management nominated by the Authority;

(b) one is to be a person nominated in accordance with section 81; and

(c) each of the others is to be a person who in the opinion of the Minister has a relevant qualification.

The Minister has the authority to nominate members under section 80(1)(a) and (c). The Authority may provide recommendations, of which the Minister must have regard, but is not required to follow the recommendation.

In relation to subsection 80(1)(b), the Minister must request three nominations to be submitted from the relevant local governments within 42 days, of which the Minister must appoint one of the persons nominated. If this timeframe is not met the Minister has the authority to appoint a member under section 80(1)(a) and (c). The Minister's nominations are then presented to Cabinet for approval prior to appointment. A relevant qualification for the purposes of subsection 80(1)(c) is knowledge of and experience in one or more of the fields of urban planning, business management, property development, financial management, engineering, transport, housing, tourism development, planning law or community affairs. Section 80 of the Act, states that officers of the Authority are not eligible to be appointed to an LRC.

In making these appointments, the Minister shall be satisfied, having regard that to each members independence to management as well as any business or other relationships that may interfere with, or be reasonably perceived to, have the potential to interfere with their capacity to able to exercise independent judgement.

Further, LRC members should have the appropriate levels of skill and business experience relevant to the consideration of planning, development, design and/or statutory policy matters.

CONFIDENTIAL

The Minister may designate a member to be the Chairperson or Deputy Chairperson of the LRC. Such appointment is to be designated in the instrument of appointment of that

member. If the Minister does not designate a Chairperson under section 80(2)(7) of the Act, the member of the MRA's Board who is nominated to the LRC by the Board is the Chairperson of the LRC (s80(2)(8)). If the Minister does not designate a Deputy Chairperson under section 80(2)(7) of the Act, the members of the LRC are to appoint one of their members as the Deputy Chairperson (s80(2)(9)). If the LRC Chairperson is unavailable, the Deputy Chairperson is to act as the Chairperson. If both are unavailable, the LRC must elect a meeting Chairperson from among those members present.

In accordance with section 90 of the Act, the Minister may appoint an alternate member to act temporarily in a member's place, excluding the Chairperson, should that member be unable to act as a member of the LRC for any cause.

Alternate members that have been appointed by the Minister are invited to attend the Committee meeting to achieve quorum.

Terms of Appointment

The term of appointment to LRCs is to be fixed in the instrument of appointment and is to be no longer than two years. Appointees must confirm their written acceptance of an appointment to the Minister. The Act provides that if the office of a member becomes vacant because their term expires by effluxion of time, unless the member resigns or is removed by the Minister, the member continues in office until the date on which the vacancy is filled by reappointment of the member or appointment of a successor, for up to a maximum period of three months.

4. ROLE OF THE LRC MEMBERS

LRC members are responsible collectively for LRC decisions and should support and adhere to all decisions made by their specific LRC. LRC members:

- Will keep confidential, information received in the course of the exercise of their duties such information remains the property of the Authority and must not be disclosed, or allowed to be disclosed, unless the Authority has authorised disclosure or it is required by law;
- Must act honestly; exercise reasonable care and diligence; and not make improper use of information or their positions;
- Will undertake diligent analysis of all proposals placed before the LRC;
- Will act with a level of skill expected from LRC members of a statutory authority;
- Will demonstrate commercial reasonableness in decision making;
- Will not use their position or the MRA's property for personal gain or to compete with the MRA;
- Will appropriately care for and use the Authority's assets for purposes related to the MRA Authority;
- Have an obligation to be independent in judgement and actions and take all reasonable steps to be satisfied LRC decisions are sound;
- Will make reasonable enquiries to ensure the Authority is operating efficiently, effectively and legally towards achieving its goals;
- Will not engage in conduct likely to discredit the Authority;
- Will encourage fair dealing by all employees with the Authority's customers, suppliers, competitors and other employees;
- Will encourage the reporting of unlawful/unethical behaviour and actively promote ethical behaviour and protection for those who report violations;
- Will give their specific expertise generously to the Authority; and
- Have an obligation, at all times, to comply with the law and relevant codes and standards.

The WA Public Sector Commission has developed Principles of Good Corporate Governance for Western Australian Public Sector Boards and Committees, applicable to agencies such as the Authority.

5. LRC REMUNERATION AND PROTECTION

LRC Member remuneration and other allowances are determined by the Minister after consultation with the Public Sector Commissioner. A member who holds a full-time office on the public payroll or is a former Member of Parliament with less than 12 months having passed since sitting in Parliament, is not eligible for remuneration (Premiers Circular 2017/08 State Government Board and Committees).

Deeds of Access, Insurance and Indemnity

The Authority provides the opportunity for all LRC members to enter into a Deed of Access,

Insurance and Indemnity (Deed).

The Authority considers it reasonable and in the best interests of the Authority to:

(a) *indemnify the LRC member to the extent specified in the Deed and permitted by law against certain liabilities and legal costs incurred by the person as a member of the MRA;*

(b) *maintain, and pay the premium on, a Directors and Officers Policy in respect of the member; and*

(c) *provide the member with access to the papers and other documents provided or available to the person as a member of the LRC, both during the time that the person holds office and after the person ceases to be a member of the LRC.*

Independent Legal Advice

LRC members may, in consultation with the MRA Board Chairperson, seek independent legal advice on matters presented to the MRA Board and to source the attendance of external parties with relevant experience if it considers it necessary. The LRC is entitled to sufficient resources from the MRA to undertake its duties.

The LRC has the right to obtain all information it requires and request reports from management which it considers necessary for the performance of its objectives and responsibilities.

Conflicts of Interest

As soon as practicable after appointment, each Committee member is asked to complete a standing declaration disclosing all actual or potential conflicts of interest. These conflicts are presented at each

Committee meeting, where the members are to advise of any changes to the disclosure or of any additional conflicts. This process and any removal and or addition of conflicts are documented in the meeting minutes and registered for meetings going forward.

6. ADMINISTRATION

Publishing Planning Items

In the interests of open and transparent decision making on planning matters, certain documents are to be published on the website at least seven days prior to consideration by the LRC. Members of the public who have made submissions on the item are invited to make a presentation to the LRC.

The following management reports are published on the website:

- all applications (including in-principle development applications, development applications, applications to amend a development approval, structure plan applications and local development plan applications) to be determined by the LRC/Board;
- all applications that are to be considered by the LRC/Board prior to being determined by the Minister for Planning; and/or
- all planning framework items following stakeholder public consultation – i.e. final approval of policies, design guidelines, DCPs, heritage inventories, redevelopment schemes/amendments.

CONFIDENTIAL

Submitters and Deputations

The public and stakeholders are invited to submit comments as part of the consultation process of a matter. Submitters are invited to attend and present their comments to the LRC at the relevant meeting. These presentations are to be made in accordance with the Committee Presentation Guidelines.

Publically Advertised Resolutions

Resolution of matters that have been subject to a public advertising process, whether or not deputations are made into the LRC, will be published on the website within seven days of the LRC meeting and should remain on the website for four weeks.

Minutes

Formal minutes of each meeting will be taken by the Committee Secretary and presented to the Committee at its following meeting for approval. Once approved, the Committee minutes are distributed to the Board for noting at the next Board meeting. Minutes are not published for the public to view.

Quorum

Quorum is three nominated members.

Quorum is reduced to two members where one or more members recuse themselves due to a conflict of interest.

Each member has a deliberative vote. In the case of an equality of vote, the presiding member has a casting vote in addition to a deliberative vote.

Attendance at an LRC committee meeting by others outside of the Committee is at the discretion of the Chairperson of the relevant LRC. Meetings may receive deputations by registered parties but deliberations are closed to the public.

Out of Session Resolutions

Resolution of items outside of meetings must be done in accordance with the requirements of section 107 of the MRA Act. The resolution must be in writing, signed by the member voting and passed unanimously.

Frequency of Meetings

The LRC shall meet as and when required.

Any LRC member in consultation with the Chairperson, may request additional or special meetings if they consider it necessary. Should there be insufficient business for a scheduled meeting, the Chairperson in consultation with the EGM Planning and Transition, may cancel a meeting.

CONFIDENTIAL

7. RELATIONSHIPS

The Authority is established pursuant to the MRA Act and is responsible to the relevant Minister.

The Minister reports to Parliament and is accountable to the Parliament for the Authority.

Membership of Industry Associations and Professional Bodies

The provisions of the MRA Act identify various competencies and experience as relevant to the appointment by the Minister, of a member to the Committee and participation in industry activities and associated organisations is characteristic of professional life and in some cases may also constitute a requirement in terms of professional accreditation, continuing professional development or similar. Industry and professional bodies have a legitimate advocacy role, and from time to time may present their views on matters of policy to Government and the broader community.

Membership of a professional and/ or industry association should for transparency purposes, be a matter for a standing declaration and membership of a professional and or industry association should not in itself exclude an individual member from participating fully in the governance of the Authority and participation in Committee deliberations.

8. CONTACT BETWEEN LRC MEMBERS AND STAFF

The primary contact between the LRC and the Authority's staff is via the Executive General Manager Planning and Transition and the Chairpersons of each LRC. The LRC should direct queries or give instructions through the LRC's Chairperson to the Executive General Manager Planning and Transition rather than directly to Authority staff. If circumstances arise where advice from a particular officer is required then the LRC Chairperson should inform the Executive General Manager Planning and Transition of the request as a matter of protocol.

The Committee Services Co-ordinator will service the administrative needs of the Land Development Committees.

9. COMMITTEE PERFORMANCE AND REVIEW

The Committee continually monitors the performance of the Authority and determines the reporting it requires to effectively fulfil this function. Key Performance Indicators are used to report on the efficiency and effectiveness of the Authority's outcomes and outputs in its Annual Report.

Committee members periodically monitor their own performance and assess the extent to which they are collectively assisting the Authority to achieve its objectives.

The Charter is reviewed on an annual basis, and any amendments to the document require approval of the Board.

CONFIDENTIAL

10. KEY POLICIES AND PROCEDURES

The Committee has a range of policies and procedures documented which may be varied from time to time. Some of the matters covered include:

- Code of Conduct;
- MRA Delegation Schedule;
- Deeds of Access, Insurance and Indemnity;
- Directors and Officers Insurance;
- Committee Presentation Guidelines;
- Material Personal Interest Disclosures;
- Policy 1.1 Ministerial Communications Protocol;
- Policy 2.2 Board Communications Protocol;
- Policy 5.3 Media Communications;
- Policy 8.8 Records Management Policy; and
- Policy 7.19 Conflict of Interest (including gifts and hospitality).

Reviewed: February 2022

The Charter and any amendments to it require approval of the Board.

Board Chairperson

21 FEBRUARY 2022

Date of Issuance:

CONFIDENTIAL

Disclaimer: The information contained in this document is in good faith; however, neither DevelopmentWA nor any of its directors, agents or employees give any warranty of accuracy nor accepts any liability as a result of a reliance upon the information, advice, statement or opinion contained in this document. This disclaimer is subject to any contrary legislative provisions. © DevelopmentWA 2022. DEVWA 0455 02/22

Shaping our State's future

DevelopmentWA

13 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

14 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN (WITHOUT DISCUSSION)

Nil

15 REPRESENTATION ON COMMITTEES AND PUBLIC BODIES

Nil

16 URGENT BUSINESS

Nil

17 CONFIDENTIAL ITEMS/MATTERS FOR WHICH THE MEETING MAY BE CLOSED

17.1 UNDERTAKINGS RELATING TO THE PARKING LOCAL LAW 2023

The Chief Executive Officer is of the opinion that this report is of a confidential nature as it contains information concerning:

Local Government Act 1995 - Section 5.23(2):

(d) legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting

(h) such other matters as may be prescribed (consider regulations)

LEGAL:

2.14 Confidential business

(1) All business conducted by the Council at meetings (or any part of it) which are closed to members of the public is to be treated in accordance with the Local Government (Rules of Conduct) Regulations 2007.

Confidential reports are provided separately to Council Members, the Chief Executive Officer and Directors.

In accordance with the legislation, confidential reports are to be kept confidential until determined by the Council to be released for public information.

At the conclusion of these matters, the Council may wish to make some details available to the public.

18 CLOSURE